



# The Real Estate ANALYST

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A concise easily digested periodic analysis based upon scientific research in real estate fundamentals and trends. Constantly measuring and reporting the basic economic factors responsible for changes in trends and values....Current Studies....Survey....Forecasts

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REAL ESTATE ECONOMISTS, APPRAISERS AND COUNSELORS

## SELLING PRICES OF RANCH-TYPE HOUSES

TEN years ago our company made its first attempt to compute the average selling price of our typical six-room frame house in all principal cities of the United States. These figures were computed again for 1946, 1948, 1950 and 1952.

The interest in this type of information has been so great that early this spring we decided to compute similar information on a five-room brick veneer ranch house, as this type of building has superseded the two-story building in many parts of the United States, and the plans and specifications selected are quite typical of the buildings of this type which are being built and insured by the FHA in most cities of the United States.

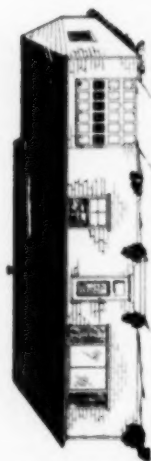
In conducting this survey we followed the same procedure which we have followed on the two-story, six-room frame house. A questionnaire was sent to from 25 to 50 real estate operators and builders in each of 200 principal cities of the United States. A sufficient number of replies were received from 185 cities to make it possible to compute averages for these communities. For each city, figures have been compiled for the city proper and for the homes beyond the city limits of the central city. In this outer area it was necessary to average many satellite communities into a single set of figures.

As will be seen from the questionnaire reprinted on the following page, the information asked for was as follows:

1. What would a lot, 75' x 125', suitable for this house and near transportation and schools, sell for on a 40' street with concrete or comparable paving, cement sidewalks and curbs?
2. What would this lot and house, not over 1 year old, sell for . . . with basement? . . . without basement?
3. What would this property rent for?
4. How much would the taxes amount to if this house were tenant occupied?
5. How much would the taxes amount to if this house were owner occupied?

(cont. on page 468)

# 1952 RESIDENTIAL TAX SURVEY



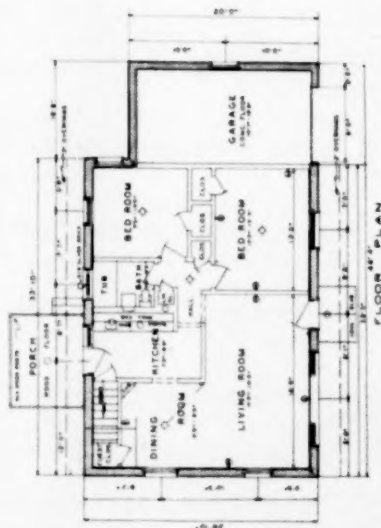
THIS IS THE HOUSE

## THESE ARE THE SPECIFICATIONS

This five-room brick ranch house has been selected as the most typical FHA-insured home in most parts of the United States. This house has a living area of 736 square feet and a garage of 188 square feet. The basement has an area of 736 square feet.

In brief, the plans and specifications call for an 8" poured concrete foundation, concrete basement and garage floors; concrete slab for front stoop; brick veneer (brick on frame) exterior walls; dry wall construction throughout; oak flooring; storm and screen doors; full length aluminum screens; tile kitchen and bath; rubber tile on kitchen floor; automatic gas water heater; built-in kitchen cabinets; 210-lb. composition shingle roof with copper downspouts; modern bathroom fixtures; forced air heating; modern electrical installations; insulation in exterior walls and ceiling. Good average quality material and workmanship have been used throughout.

THE FLOOR PLAN



## THESE ARE THE ARE QUESTIONS

|   | Within City Limits | Beyond City Limits |
|---|--------------------|--------------------|
| What would a lot, 75' x 125', suitable for this house and near transportation and schools, sell for on a 40' street with concrete or comparable paving, cement sidewalks and curbs? . . . . . | \$ . . . . .       | \$ . . . . .       |
| What would this lot and house, not over one year old, sell for in your community? . . . . .   | \$ . . . . .       | \$ . . . . .       |
| What would this property rent for? . . . . .  | \$ . . . . .       | \$ . . . . .       |
| How much do you estimate this house and lot would be assessed for tax purposes in your community? . . . . .   | \$ . . . . .       | \$ . . . . .       |
| How much would the taxes amount to if house were tenant occupied? . . . . .   | \$ . . . . .       | \$ . . . . .       |
| How much would the taxes amount to if house were owner occupied? . . . . .  | \$ . . . . .       | \$ . . . . .       |
| NAME OF CITY . . . . .  |                    |                    |
| (Sign) . . . . .  |                    |                    |

## NATIONAL AVERAGE

|   | 1950     | 1952     |
|---|----------|----------|
| Value of lot - City . . . . .                       | \$ 1,960 | \$ 2,240 |
| Ditto - Suburbs . . . . .                           | 1,400    | 1,660    |
| <b>IN AREAS WITH BOTH TYPES OF CONSTRUCTION:</b>    |          |          |
| Value of lot & house with bsmt. - City . . . . .    | 12,740   | 14,630   |
| Ditto - Suburbs . . . . .                           | 12,000   | 13,830   |
| Value of lot & house without bsmt. - City . . . . . | 11,660   | 13,430   |
| Ditto - Suburbs . . . . .                           | 10,930   | 12,660   |
| Monthly rent - City . . . . .                       | -        | 110      |
| Ditto - Suburbs . . . . .                           | -        | 100      |
| Value ? times monthly rent . . . . .                | -        | 133      |
| Ditto - Suburbs . . . . .                           | -        | 138      |
| Annual rent as % of value . . . . .                 | -        | 9.0%     |
| Ditto - Suburbs . . . . .                           | -        | 8.7%     |
| <b>IN AREAS WITHOUT BASEMENT:</b>                   |          |          |
| Value of lot & house without bsmt. - City . . . . . | 10,050   | 12,750   |
| Ditto - Suburbs . . . . .                           | 9,150    | 10,190   |
| Monthly rent - City . . . . .                       | -        | 96       |
| Ditto - Suburbs . . . . .                           | -        | 85       |
| Value ? times monthly rent . . . . .                | -        | 133      |
| Ditto - Suburbs . . . . .                           | -        | 120      |
| Annual rent as % of value . . . . .                 | -        | 9.0%     |
| Ditto - Suburbs . . . . .                           | -        | 10.0%    |
| *Taxes, owner & tenant occupied - City . . . . .    | -        | 225      |
| *Ditto - Suburbs . . . . .                          | -        | 152      |
| **Taxes, tenant occupied - City . . . . .           | -        | 193      |
| **Ditto - Suburbs . . . . .                         | -        | 115      |
| **Taxes, owner occupied - City . . . . .            | -        | 131      |
| **Ditto - Suburbs . . . . .                         | -        | 76       |

\*Cities not having homestead tax exemption.

\*\*Cities having homestead tax exemption.

# COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A RANCH HOUSE

|                                    | ALBANY, N.Y. |          | ALBUQUERQUE, N. MEX. |          | ALLEN TOWN, PA. |          | ALTOONA, PA. |          |
|------------------------------------|--------------|----------|----------------------|----------|-----------------|----------|--------------|----------|
|                                    | 1950         | 1952     | 1950                 | 1952     | 1950            | 1952     | 1950         | 1952     |
| Value of lot - City                | \$ 1,980     | \$ 1,925 | \$ -                 | \$ 1,500 | \$ 1,600        | \$ 1,500 | \$ 1,250     | \$ 1,250 |
| Ditto - Suburbs                    | 1,200        | 1,300    | -                    | 1,200    | 800             | 1,000    | 500          | 1,000    |
| Value of lot & house with beam.    | 10,550       | 14,875   | -                    | -        | 12,100          | 14,000   | 11,970       | 13,750   |
| Ditto - Suburbs                    | 10,750       | 14,500   | -                    | -        | 12,200          | 12,500   | 11,970       | 13,750   |
| Value of lot & house without beam. | 9,650        | 12,825   | -                    | 10,000   | 9,425           | 10,900   | 11,970       | 13,750   |
| Ditto - Suburbs                    | 9,400        | 12,250   | -                    | 8,500    | 8,650           | 10,000   | 11,970       | 13,750   |
| Monthly rent - City                | -            | 150      | -                    | 95       | -               | 125      | -            | 90       |
| Ditto - Suburbs                    | -            | 150      | -                    | 90       | -               | 125      | -            | 90       |
| Taxes, tenant occupied - City      | -            | 180      | -                    | 305      | -               | 225      | -            | 240      |
| Ditto - Suburbs                    | -            | 180      | -                    | 305      | -               | 225      | -            | 240      |
| Taxes, owner occupied - City       | -            | 180      | -                    | 87       | -               | 225      | -            | 240      |
| Ditto - Suburbs                    | -            | 180      | -                    | 87       | -               | 225      | -            | 240      |
| Value 7 times monthly rent         | -            | 99       | -                    | 105*     | -               | 112      | -            | 153      |
| Ditto - Suburbs                    | -            | 104      | -                    | 91*      | -               | 100      | -            | 147      |
| Annual rent as % of value          | -            | 12.15    | -                    | 11.45*   | -               | 10.75    | -            | 7.95     |
| Ditto - Suburbs                    | -            | 12.45    | -                    | 13.25*   | -               | 12.05    | -            | 8.25     |
| Value of lot - City                | -            | -        | -                    | -        | -               | -        | -            | -        |
| Ditto - Suburbs                    | -            | -        | -                    | -        | -               | -        | -            | -        |
| Value of lot & house with beam.    | -            | -        | -                    | -        | -               | -        | -            | -        |
| Ditto - Suburbs                    | -            | -        | -                    | -        | -               | -        | -            | -        |
| Value of lot & house without beam. | -            | -        | -                    | -        | -               | -        | -            | -        |
| Ditto - Suburbs                    | -            | -        | -                    | -        | -               | -        | -            | -        |
| Monthly rent - City                | -            | 90       | -                    | 75       | -               | 110      | -            | 115      |
| Ditto - Suburbs                    | -            | 85       | -                    | 75       | -               | 90       | -            | 100      |
| Taxes, tenant occupied - City      | -            | 120      | -                    | 145      | -               | 180      | -            | 300      |
| Ditto - Suburbs                    | -            | 90       | -                    | 60       | -               | 160      | -            | 250      |
| Taxes, owner occupied - City       | -            | 120      | -                    | 145      | -               | 80       | -            | 300      |
| Ditto - Suburbs                    | -            | 90       | -                    | 60       | -               | 60       | -            | 250      |
| Value 7 times monthly rent         | -            | 139*     | -                    | 160      | -               | 96*      | -            | 143      |
| Ditto - Suburbs                    | -            | 146      | -                    | 152      | -               | 111*     | -            | 155      |
| Annual rent as % of value          | -            | 8.65*    | -                    | 7.55*    | -               | 12.35*   | -            | 8.45*    |
| Ditto - Suburbs                    | -            | 8.95*    | -                    | 8.25*    | -               | 10.65*   | -            | 7.75*    |
| Value of lot - City                | -            | -        | -                    | -        | -               | -        | -            | -        |
| Ditto - Suburbs                    | -            | -        | -                    | -        | -               | -        | -            | -        |
| Value of lot & house with beam.    | -            | -        | -                    | -        | -               | -        | -            | -        |
| Ditto - Suburbs                    | -            | -        | -                    | -        | -               | -        | -            | -        |
| Value of lot & house without beam. | -            | -        | -                    | -        | -               | -        | -            | -        |
| Ditto - Suburbs                    | -            | -        | -                    | -        | -               | -        | -            | -        |
| Monthly rent - City                | -            | 100      | -                    | 125      | -               | 93       | -            | 87       |
| Ditto - Suburbs                    | -            | 90       | -                    | 100      | -               | 88       | -            | 77       |
| Taxes, tenant occupied - City      | -            | 180      | -                    | 256      | -               | 205      | -            | 148      |
| Ditto - Suburbs                    | -            | 134      | -                    | 337      | -               | 172      | -            | 31       |
| Taxes, owner occupied - City       | -            | 120      | -                    | 256      | -               | 135      | -            | 148      |
| Ditto - Suburbs                    | -            | 98       | -                    | 137      | -               | 100      | -            | 31       |
| Value 7 times monthly rent         | -            | 112      | -                    | 112      | -               | 137*     | -            | 164      |
| Ditto - Suburbs                    | -            | 114      | -                    | 114      | -               | 135*     | -            | 162      |
| Annual rent as % of value          | -            | 10.75    | -                    | 10.75    | -               | 8.85*    | -            | 7.35     |
| Ditto - Suburbs                    | -            | 10.55    | -                    | 8.95*    | -               | 8.65*    | -            | 7.25*    |

\* Relationship to house without beam.

ATLANTA, GA.

BATON ROUGE, LA.

BALTIMORE, MD.

AUSTIN, TEX.

AUGUSTA, GA.

ALBUQUERQUE, N. MEX.

ALTOONA, PA.

# COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A RANCH HOUSE

|                                    | BETHLEHEM, PA. |          | BIRMINGHAM, N.Y. |          | BOISE, IDAHO |          |
|------------------------------------|----------------|----------|------------------|----------|--------------|----------|
|                                    | 1950           | 1952     | 1950             | 1952     | 1950         | 1952     |
| Value of lot - City                | \$ 1,000       | \$ 1,500 | \$ -             | \$ 3,000 | \$ 1,500     | \$ 1,000 |
| Ditto - Suburbs                    | 530            | -        | -                | 2,000    | 950          | 1,000    |
| Value of lot & house with bant.    | 10,350         | 13,000   | 16,750           | 15,250   | -            | 10,000   |
| Ditto - Suburbs                    | 9,250          | 12,500   | -                | 13,750   | -            | 9,250    |
| Value of lot & house without bant. | 9,350          | 12,000   | 15,750           | -        | 8,080        | 9,250    |
| Ditto - Suburbs                    | 9,350          | 11,750   | -                | -        | 7,800        | 8,300    |
| Monthly rent - City                | -              | 80       | 135              | 310      | -            | 78       |
| Ditto - Suburbs                    | -              | 90       | 125              | 120      | -            | 74       |
| Taxes, tenant occupied - City      | -              | 180      | 247              | 300      | -            | 105      |
| Ditto - Suburbs                    | -              | 100      | 178              | -        | 80           | 55       |
| Taxes, owner occupied - City       | -              | 160      | 247              | 300      | -            | 105      |
| Ditto - Suburbs                    | -              | 100      | 178              | -        | 80           | 55       |
| Value 7 times monthly rent         | -              | 144      | 134              | 139      | -            | 126      |
| Ditto - Suburbs                    | -              | 139      | 125              | 120      | -            | 118      |
| Annual rent as % of value          | -              | 6.1%     | 9.0%             | 8.7%     | -            | 9.4%     |
| Ditto - Suburbs                    | -              | 9.2%     | 9.8%             | 8.7%     | -            | 9.8%     |
| <b>BOSTON, MASS.</b>               |                |          |                  |          |              |          |
|                                    | 1950           | 1952     |                  | 1950     | 1952         |          |
| Value of lot - City                | \$ 3,100       | \$ 3,000 | \$ -             | \$ 1,500 | \$ 2,500     | \$ 2,120 |
| Ditto - Suburbs                    | 1,440          | 1,400    | 875              | 1,000    | 1,720        | 1,420    |
| Value of lot & house with bant.    | 11,375         | 14,250   | 12,300           | 15,000   | 12,200       | 15,000   |
| Ditto - Suburbs                    | 10,400         | 13,000   | 11,800           | 14,500   | 11,400       | 13,000   |
| Value of lot & house without bant. | 9,200          | 11,500   | 11,800           | 13,000   | 11,400       | 13,000   |
| Ditto - Suburbs                    | -              | -        | -                | -        | -            | -        |
| Monthly rent - City                | 115            | 100      | 100              | 100      | 100          | 150      |
| Ditto - Suburbs                    | 105            | 100      | 80               | 80       | 95           | 125      |
| Taxes, tenant occupied - City      | 500            | 230      | 460              | 460      | 210          | 400      |
| Ditto - Suburbs                    | 400            | 194      | 400              | 400      | 215          | 300      |
| Taxes, owner occupied - City       | 500            | 230      | 460              | 460      | 210          | 400      |
| Ditto - Suburbs                    | 400            | 194      | 400              | 400      | 215          | 300      |
| Value 7 times monthly rent         | 124            | 145      | 150              | 175      | 145          | 107      |
| Ditto - Suburbs                    | 119            | 145      | 147              | 175      | 130          | 120      |
| Annual rent as % of value          | 9.7%           | 6.3%     | 8.3%             | 6.0%     | 8.3%         | 11.3%    |
| Ditto - Suburbs                    | 10.1%          | 8.2%     | 8.2%             | 6.9%     | 8.1%         | 10.9%    |
| <b>BUFFALO, N. Y.</b>              |                |          |                  |          |              |          |
|                                    | 1950           | 1952     |                  | 1950     | 1952         |          |
| Value of lot - City                | \$ 2,150       | \$ 2,500 | \$ 2,150         | \$ 2,500 | \$ 2,150     | \$ 2,500 |
| Ditto - Suburbs                    | 1,420          | 2,000    | 1,420            | 2,000    | 1,420        | 2,000    |
| Value of lot & house with bant.    | 12,200         | 14,500   | 12,200           | 14,500   | 12,200       | 15,000   |
| Ditto - Suburbs                    | 11,400         | 13,500   | 11,400           | 13,500   | 11,400       | 13,500   |
| Value of lot & house without bant. | 15,920         | 13,000   | 15,920           | 13,000   | 15,920       | 13,000   |
| Ditto - Suburbs                    | -              | -        | -                | -        | -            | -        |
| Monthly rent - City                | 100            | 100      | 100              | 100      | 100          | 150      |
| Ditto - Suburbs                    | 95             | 95       | 80               | 80       | 95           | 125      |
| Taxes, tenant occupied - City      | 210            | 210      | 460              | 460      | 210          | 400      |
| Ditto - Suburbs                    | 215            | 215      | 400              | 400      | 215          | 300      |
| Taxes, owner occupied - City       | 210            | 210      | 460              | 460      | 210          | 400      |
| Ditto - Suburbs                    | 215            | 215      | 400              | 400      | 215          | 300      |
| Value 7 times monthly rent         | 145            | 145      | 150              | 175      | 145          | 107      |
| Ditto - Suburbs                    | 147            | 147      | 147              | 175      | 130          | 120      |
| Annual rent as % of value          | 8.3%           | 8.3%     | 8.3%             | 6.0%     | 8.3%         | 11.3%    |
| Ditto - Suburbs                    | 8.1%           | 8.1%     | 8.2%             | 6.9%     | 8.1%         | 10.9%    |
| <b>CAMBRIDGE, MASS.</b>            |                |          |                  |          |              |          |
|                                    | 1950           | 1952     |                  | 1950     | 1952         |          |
| Value of lot - City                | \$ 2,120       | \$ 3,000 | \$ 2,120         | \$ 3,000 | \$ 2,120     | \$ 3,000 |
| Ditto - Suburbs                    | 1,420          | 2,000    | 1,420            | 2,000    | 1,420        | 2,000    |
| Value of lot & house with bant.    | 12,200         | 14,500   | 12,200           | 14,500   | 12,200       | 15,000   |
| Ditto - Suburbs                    | 11,400         | 13,500   | 11,400           | 13,500   | 11,400       | 13,500   |
| Value of lot & house without bant. | 15,920         | 13,000   | 15,920           | 13,000   | 15,920       | 13,000   |
| Ditto - Suburbs                    | -              | -        | -                | -        | -            | -        |
| Monthly rent - City                | 100            | 100      | 100              | 100      | 100          | 150      |
| Ditto - Suburbs                    | 95             | 95       | 80               | 80       | 95           | 125      |
| Taxes, tenant occupied - City      | 210            | 210      | 460              | 460      | 210          | 400      |
| Ditto - Suburbs                    | 215            | 215      | 400              | 400      | 215          | 300      |
| Taxes, owner occupied - City       | 210            | 210      | 460              | 460      | 210          | 400      |
| Ditto - Suburbs                    | 215            | 215      | 400              | 400      | 215          | 300      |
| Value 7 times monthly rent         | 145            | 145      | 150              | 175      | 145          | 107      |
| Ditto - Suburbs                    | 147            | 147      | 147              | 175      | 130          | 120      |
| Annual rent as % of value          | 8.3%           | 8.3%     | 8.3%             | 6.0%     | 8.3%         | 11.3%    |
| Ditto - Suburbs                    | 8.1%           | 8.1%     | 8.2%             | 6.9%     | 8.1%         | 10.9%    |
| <b>CHARLESTON, S. C.</b>           |                |          |                  |          |              |          |
|                                    | 1950           | 1952     |                  | 1950     | 1952         |          |
| Value of lot - City                | \$ 2,500       | \$ 4,000 | \$ 2,500         | \$ 4,000 | \$ 2,500     | \$ 4,125 |
| Ditto - Suburbs                    | 2,350          | 3,000    | 2,350            | 3,000    | 2,350        | 3,125    |
| Value of lot & house with bant.    | 14,250         | 16,000   | 14,250           | 16,000   | 14,250       | 16,000   |
| Ditto - Suburbs                    | 12,300         | 14,500   | 12,300           | 14,500   | 12,300       | 14,500   |
| Value of lot & house without bant. | 12,300         | 14,500   | 12,300           | 14,500   | 12,300       | 14,500   |
| Ditto - Suburbs                    | 11,100         | 13,125   | 11,100           | 13,125   | 11,100       | 13,125   |
| Monthly rent - City                | 100            | 100      | 125              | 125      | 100          | 125      |
| Ditto - Suburbs                    | 100            | 100      | 100              | 100      | 100          | 100      |
| Taxes, tenant occupied - City      | 118            | 118      | 203              | 203      | 118          | 242      |
| Ditto - Suburbs                    | 118            | 118      | 180              | 180      | 118          | 242      |
| Taxes, owner occupied - City       | 118            | 118      | 203              | 203      | 118          | 242      |
| Ditto - Suburbs                    | 118            | 118      | 180              | 180      | 118          | 242      |
| Value 7 times monthly rent         | 140            | 140      | 136              | 136      | 140          | 135      |
| Ditto - Suburbs                    | 125            | 125      | 125              | 125      | 125          | 125      |
| Annual rent as % of value          | 6.6%           | 6.6%     | 8.6%             | 8.6%     | 6.6%         | 6.6%     |
| Ditto - Suburbs                    | 8.6%           | 8.6%     | 8.6%             | 8.6%     | 8.6%         | 8.6%     |

\*Relationship to house without bant.

# COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A RANCH HOUSE

|                                    | 1950 | 1952     | 1950 | 1952 | 1950     | 1952     | 1950     | 1952     | 1950     | 1952     | 1950     | 1952     |
|------------------------------------|------|----------|------|------|----------|----------|----------|----------|----------|----------|----------|----------|
| Value of lot - City                | \$ - | \$ 3,000 | -    | -    | \$ 3,690 | \$ 2,450 | \$ 1,740 | \$ 1,982 | \$ 1,700 | \$ 1,875 | \$ 1,700 | \$ 1,875 |
| Ditto - Suburbs                    | -    | 2,750    | -    | -    | 2,190    | 2,130    | 1,310    | 1,300    | 1,250    | 1,500    | 1,250    | 1,500    |
| Value of lot & house with beam.    | -    | 13,500   | -    | -    | 12,430   | 14,750   | 13,150   | 17,500   | 12,950   | 12,500   | 12,950   | 12,500   |
| Ditto - Suburbs                    | -    | 12,500   | -    | -    | 12,010   | 14,250   | 11,500   | 16,500   | 11,800   | 11,800   | 11,800   | 11,800   |
| Value of lot & house without beam. | -    | 13,000   | -    | -    | -        | -        | 12,400   | 16,500   | 10,280   | 10,000   | 10,280   | 10,000   |
| Ditto - Suburbs                    | -    | 12,500   | -    | -    | -        | -        | 11,645   | 15,500   | 9,250    | 9,000    | 9,250    | 9,000    |
| Monthly rent - City                | -    | 100      | -    | -    | -        | 125      | -        | 100      | -        | 80       | -        | 80       |
| Ditto - Suburbs                    | -    | 95       | -    | -    | -        | 125      | -        | 85       | -        | 80       | -        | 80       |
| Taxes, tenant occupied - City      | -    | 207      | -    | -    | -        | 256      | -        | 375      | -        | 70       | -        | 70       |
| Ditto - Suburbs                    | -    | 145      | -    | -    | -        | 256      | -        | 100      | -        | 41       | -        | 41       |
| Taxes, owner occupied - City       | -    | 207      | -    | -    | -        | 256      | -        | 175      | -        | 70       | -        | 70       |
| Ditto - Suburbs                    | -    | 145      | -    | -    | -        | 200      | -        | 41       | -        | 70       | -        | 70       |
| Value 7 times monthly rent         | -    | 155      | -    | -    | -        | 318      | -        | 375      | -        | 147      | -        | 147      |
| Ditto - Suburbs                    | -    | 153      | -    | -    | -        | 314      | -        | 194      | -        | 144      | -        | 144      |
| Annual rent as % of value          | -    | 7.75     | -    | -    | -        | 10.75    | -        | 6.95     | -        | 8.75     | -        | 8.75     |
| Ditto - Suburbs                    | -    | 7.85     | -    | -    | -        | 10.55    | -        | 6.75     | -        | 8.75     | -        | 8.75     |
| Value of lot - City                | 1950 | 1952     | 1950 | 1952 | 1950     | 1952     | 1950     | 1952     | 1950     | 1952     | 1950     | 1952     |
| Ditto - Suburbs                    | -    | 2,400    | -    | -    | -        | 1,250    | -        | 2,000    | -        | 2,100    | -        | 2,100    |
| Value of lot & house with beam.    | -    | 10,250   | -    | -    | -        | -        | -        | -        | -        | 13,000   | -        | 13,000   |
| Ditto - Suburbs                    | -    | 10,250   | -    | -    | -        | -        | -        | -        | -        | 11,100   | -        | 11,100   |
| Value of lot & house without beam. | -    | 9,850    | -    | -    | -        | 10,500   | -        | 13,500   | -        | 12,200   | -        | 12,200   |
| Ditto - Suburbs                    | -    | 9,850    | -    | -    | -        | 9,750    | -        | 13,500   | -        | 10,100   | -        | 10,100   |
| Monthly rent - City                | -    | 90       | -    | -    | -        | 45       | -        | 110      | -        | 100      | -        | 100      |
| Ditto - Suburbs                    | -    | 75       | -    | -    | -        | 40       | -        | 110      | -        | 85       | -        | 85       |
| Taxes, tenant occupied - City      | -    | 110      | -    | -    | -        | 60       | -        | -        | -        | 202      | -        | 202      |
| Ditto - Suburbs                    | -    | 87       | -    | -    | -        | 55       | -        | -        | -        | 155      | -        | 155      |
| Taxes, owner occupied - City       | -    | 80       | -    | -    | -        | 80       | -        | -        | -        | 100      | -        | 100      |
| Ditto - Suburbs                    | -    | 57       | -    | -    | -        | 56       | -        | -        | -        | 70       | -        | 70       |
| Value 7 times monthly rent         | -    | 140*     | -    | -    | -        | 124*     | -        | 123*     | -        | 175      | -        | 175      |
| Ditto - Suburbs                    | -    | 147*     | -    | -    | -        | 123*     | -        | 123*     | -        | 174      | -        | 174      |
| Annual rent as % of value          | -    | 6.65*    | -    | -    | -        | 9.75*    | -        | 9.85*    | -        | 6.95*    | -        | 6.95*    |
| Ditto - Suburbs                    | -    | 6.75*    | -    | -    | -        | 9.81*    | -        | 9.81*    | -        | 6.95*    | -        | 6.95*    |
| Value of lot - City                | 1950 | 1952     | 1950 | 1952 | 1950     | 1952     | 1950     | 1952     | 1950     | 1952     | 1950     | 1952     |
| Ditto - Suburbs                    | -    | 1,720    | -    | -    | -        | 1,650    | -        | 2,250    | -        | 2,250    | -        | 2,250    |
| Value of lot & house with beam.    | -    | 16,540   | -    | -    | -        | 10,560   | -        | 13,500   | -        | 11,940   | -        | 11,940   |
| Ditto - Suburbs                    | -    | 15,660   | -    | -    | -        | 10,120   | -        | 12,750   | -        | 11,030   | -        | 11,030   |
| Value of lot & house without beam. | -    | 15,000   | -    | -    | -        | 9,580    | -        | 12,875   | -        | 11,030   | -        | 11,030   |
| Ditto - Suburbs                    | -    | 14,300   | -    | -    | -        | 9,150    | -        | 12,000   | -        | 10,080   | -        | 10,080   |
| Monthly rent - City                | -    | 125      | -    | -    | -        | 98       | -        | 110      | -        | 130      | -        | 130      |
| Ditto - Suburbs                    | -    | 123      | -    | -    | -        | 92       | -        | 100      | -        | 120      | -        | 120      |
| Taxes, tenant occupied - City      | -    | 144      | -    | -    | -        | 165      | -        | 273      | -        | 300      | -        | 300      |
| Ditto - Suburbs                    | -    | 142      | -    | -    | -        | 130      | -        | 140      | -        | 195      | -        | 195      |
| Taxes, owner occupied - City       | -    | 164      | -    | -    | -        | 165      | -        | 210      | -        | 300      | -        | 300      |
| Ditto - Suburbs                    | -    | 142      | -    | -    | -        | 130      | -        | 200      | -        | 195      | -        | 195      |
| Value 7 times monthly rent         | -    | 144      | -    | -    | -        | 122      | -        | 123      | -        | 121      | -        | 121      |
| Ditto - Suburbs                    | -    | 138      | -    | -    | -        | 120      | -        | 120      | -        | 110      | -        | 110      |
| Annual rent as % of value          | -    | 8.35     | -    | -    | -        | 9.65     | -        | 9.65     | -        | 9.95     | -        | 9.95     |
| Ditto - Suburbs                    | -    | 8.78     | -    | -    | -        | 9.65     | -        | 9.45     | -        | 10.25    | -        | 10.25    |

\* Relationship to house without basement.



# COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A RANCH HOUSE

|                                      |          |          |          |          |          |          |          |          |          |          |
|--------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
|                                      | 1950     | 1952     | 1950     | 1952     | 1950     | 1952     | 1950     | 1952     | 1950     | 1952     |
| Value of lot - City                  | \$ 1,150 | \$ 1,500 | \$ 3,040 | \$ 3,000 | \$ -     | \$ -     | \$ 700   | \$ 900   | \$ 1,850 | \$ 1,800 |
| Ditto - Suburbs                      | -        | -        | 2,520    | 2,500    | -        | -        | 300      | 750      | 1,350    | 1,500    |
| Value of lot & house with tenant.    | 12,140   | 14,276   | 10,600   | 13,500   | -        | -        | -        | -        | 14,140   | 16,000   |
| Ditto - Suburbs                      | -        | -        | 10,200   | 13,000   | -        | -        | -        | -        | 12,850   | 15,000   |
| Value of lot & house without tenant. | -        | -        | 9,430    | 11,500   | -        | -        | 0,480    | 0,650    | 12,850   | 15,000   |
| Ditto - Suburbs                      | -        | -        | 9,040    | 11,500   | -        | -        | 0,880    | 0,250    | 11,850   | 13,000   |
| Monthly rent - City                  | -        | 110      | -        | 100      | -        | -        | -        | 100      | -        | 90       |
| Ditto - Suburbs                      | -        | -        | -        | 100      | -        | -        | -        | 80       | -        | -        |
| Taxes, tenant occupied - City        | -        | 325      | -        | 121      | -        | -        | -        | 170      | -        | 200      |
| Ditto - Suburbs                      | -        | -        | -        | 33       | -        | -        | -        | 90       | -        | 110      |
| Taxes, owner occupied - City         | -        | 325      | -        | 121      | -        | -        | -        | 140      | -        | 200      |
| Ditto - Suburbs                      | -        | -        | -        | 33       | -        | -        | -        | 60       | -        | 110      |
| Value 9 times monthly rent           | -        | 130      | -        | 135      | -        | -        | -        | 90*      | -        | 165      |
| Ditto - Suburbs                      | -        | -        | -        | 130      | -        | -        | -        | 120      | -        | 108      |
| Annual rent as % of value            | -        | 9.2%     | -        | 8.9%     | -        | -        | -        | 12.2%    | -        | 6.9%     |
| Ditto - Suburbs                      | -        | -        | -        | 9.2%     | -        | -        | -        | 11.7%    | -        | 6.9%     |
| FORT WAYNE, IND.                     |          |          |          |          |          |          |          |          |          |          |
| Value of lot - City                  | \$ 1,720 | \$ 1,875 | \$ 2,270 | \$ 2,000 | \$ 1,550 | \$ 2,500 | \$ 1,550 | \$ 2,500 | \$ 2,000 | \$ 2,750 |
| Ditto - Suburbs                      | 1,510    | 1,650    | 910      | 800      | -        | 825      | 900      | 1,450    | 2,550    | 1,700    |
| Value of lot & house with tenant.    | 12,560   | 10,900   | 16,780   | 16,500   | -        | 15,750   | 12,480   | 15,790   | 15,470   | 14,270   |
| Ditto - Suburbs                      | 9,770    | 11,100   | 14,970   | 16,500   | -        | 15,000   | 11,900   | 15,000   | 15,180   | 13,920   |
| Value of lot & house without tenant. | 8,610    | 9,850    | 16,520   | 16,000   | -        | 15,000   | 11,700   | 14,750   | 15,000   | 13,750   |
| Ditto - Suburbs                      | 8,960    | 10,100   | 14,520   | 15,000   | -        | 14,750   | 11,100   | 14,000   | 14,520   | 13,250   |
| Monthly rent - City                  | -        | 93       | -        | 125      | -        | 125      | -        | 100      | -        | 90       |
| Ditto - Suburbs                      | -        | 87       | -        | 100      | -        | 100      | -        | 100      | -        | 80       |
| Taxes, tenant occupied - City        | -        | 176      | -        | 200      | -        | 280      | -        | 300      | -        | 168      |
| Ditto - Suburbs                      | -        | 160      | -        | 175      | -        | 50       | -        | 200      | -        | 95       |
| Taxes, owner occupied - City         | -        | 176      | -        | 200      | -        | 260      | -        | 300      | -        | 168      |
| Ditto - Suburbs                      | -        | 160      | -        | 175      | -        | 50       | -        | 200      | -        | 95       |
| Value 9 times monthly rent           | -        | 117      | -        | 148      | -        | 126      | -        | 158      | -        | 160      |
| Ditto - Suburbs                      | -        | 128      | -        | 165      | -        | 150      | -        | 150      | -        | 175      |
| Annual rent as % of value            | -        | 10.2%    | -        | 8.1%     | -        | 9.5%     | -        | 7.4%     | -        | 7.5%     |
| Ditto - Suburbs                      | -        | 9.4%     | -        | 7.3%     | -        | 8.0%     | -        | 6.9%     | -        | 6.9%     |
| GARY, IND.                           |          |          |          |          |          |          |          |          |          |          |
| Value of lot - City                  | \$ 1,080 | \$ 1,750 | \$ 4,350 | \$ 4,750 | \$ 1,910 | \$ 3,000 | \$ 1,910 | \$ 3,000 | \$ 2,040 | \$ 2,500 |
| Ditto - Suburbs                      | 1,220    | 1,500    | 1,250    | 1,750    | 1,275    | 2,000    | 1,275    | 2,000    | 1,390    | 1,750    |
| Value of lot & house with tenant.    | 11,080   | 11,250   | -        | -        | 11,440   | 15,250   | 11,440   | 15,250   | 12,560   | 14,520   |
| Ditto - Suburbs                      | 9,850    | 10,000   | -        | -        | 10,600   | 14,250   | 10,600   | 14,250   | 11,850   | 13,500   |
| Value of lot & house without tenant. | -        | -        | 11,610   | 15,040   | 10,500   | 14,000   | 10,500   | 14,000   | 11,260   | 13,500   |
| Ditto - Suburbs                      | -        | -        | 10,080   | 13,000   | 9,750    | 13,000   | 9,750    | 13,000   | 10,280   | 12,000   |
| Monthly rent - City                  | -        | 100      | -        | 115      | -        | 125      | -        | 125      | -        | 112      |
| Ditto - Suburbs                      | -        | 85       | -        | 100      | -        | 100      | -        | 100      | -        | 95       |
| Taxes, tenant occupied - City        | -        | 125      | -        | 144      | -        | 250      | -        | 250      | -        | 125      |
| Ditto - Suburbs                      | -        | 100      | -        | 115      | -        | 175      | -        | 175      | -        | 90       |
| Taxes, owner occupied - City         | -        | 125      | -        | 144      | -        | 250      | -        | 250      | -        | 125      |
| Ditto - Suburbs                      | -        | 100      | -        | 115      | -        | 175      | -        | 175      | -        | 90       |
| Value 9 times monthly rent           | -        | 112*     | -        | 150*     | -        | 122      | -        | 122      | -        | 129      |
| Ditto - Suburbs                      | -        | 107*     | -        | 130*     | -        | 143      | -        | 143      | -        | 142      |
| Annual rent as % of value            | -        | 10.7%    | -        | 8.07*    | -        | 9.4%     | -        | 9.4%     | -        | 9.3%     |
| Ditto - Suburbs                      | -        | 12.0%    | -        | 8.2%     | -        | 8.4%     | -        | 8.4%     | -        | 8.4%     |
| GALVESTON, TEXAS                     |          |          |          |          |          |          |          |          |          |          |
| Value of lot - City                  | \$ 1,080 | \$ 1,750 | \$ 4,350 | \$ 4,750 | \$ 1,910 | \$ 3,000 | \$ 1,910 | \$ 3,000 | \$ 2,040 | \$ 2,500 |
| Ditto - Suburbs                      | 1,220    | 1,500    | 1,250    | 1,750    | 1,275    | 2,000    | 1,275    | 2,000    | 1,390    | 1,750    |
| Value of lot & house with tenant.    | 11,080   | 11,250   | -        | -        | 11,440   | 15,250   | 11,440   | 15,250   | 12,560   | 14,520   |
| Ditto - Suburbs                      | 9,850    | 10,000   | -        | -        | 10,600   | 14,250   | 10,600   | 14,250   | 11,850   | 13,500   |
| Value of lot & house without tenant. | -        | -        | 11,610   | 15,040   | 10,500   | 14,000   | 10,500   | 14,000   | 11,260   | 13,500   |
| Ditto - Suburbs                      | -        | -        | 10,080   | 13,000   | 9,750    | 13,000   | 9,750    | 13,000   | 10,280   | 12,000   |
| Monthly rent - City                  | -        | 100      | -        | 115      | -        | 125      | -        | 125      | -        | 112      |
| Ditto - Suburbs                      | -        | 85       | -        | 100      | -        | 100      | -        | 100      | -        | 95       |
| Taxes, tenant occupied - City        | -        | 125      | -        | 144      | -        | 250      | -        | 250      | -        | 125      |
| Ditto - Suburbs                      | -        | 100      | -        | 115      | -        | 175      | -        | 175      | -        | 90       |
| Taxes, owner occupied - City         | -        | 125      | -        | 144      | -        | 250      | -        | 250      | -        | 125      |
| Ditto - Suburbs                      | -        | 100      | -        | 115      | -        | 175      | -        | 175      | -        | 90       |
| Value 9 times monthly rent           | -        | 112*     | -        | 150*     | -        | 122      | -        | 122      | -        | 129      |
| Ditto - Suburbs                      | -        | 107*     | -        | 130*     | -        | 143      | -        | 143      | -        | 142      |
| Annual rent as % of value            | -        | 10.7%    | -        | 8.07*    | -        | 9.4%     | -        | 9.4%     | -        | 9.3%     |
| Ditto - Suburbs                      | -        | 12.0%    | -        | 8.2%     | -        | 8.4%     | -        | 8.4%     | -        | 8.4%     |
| GADSDEN, ALA.                        |          |          |          |          |          |          |          |          |          |          |
| Value of lot - City                  | \$ 1,080 | \$ 1,750 | \$ 4,350 | \$ 4,750 | \$ 1,910 | \$ 3,000 | \$ 1,910 | \$ 3,000 | \$ 2,040 | \$ 2,500 |
| Ditto - Suburbs                      | 1,220    | 1,500    | 1,250    | 1,750    | 1,275    | 2,000    | 1,275    | 2,000    | 1,390    | 1,750    |
| Value of lot & house with tenant.    | 11,080   | 11,250   | -        | -        | 11,440   | 15,250   | 11,440   | 15,250   | 12,560   | 14,520   |
| Ditto - Suburbs                      | 9,850    | 10,000   | -        | -        | 10,600   | 14,250   | 10,600   | 14,250   | 11,850   | 13,500   |
| Value of lot & house without tenant. | -        | -        | 11,610   | 15,040   | 10,500   | 14,000   | 10,500   | 14,000   | 11,260   | 13,500   |
| Ditto - Suburbs                      | -        | -        | 10,080   | 13,000   | 9,750    | 13,000   | 9,750    | 13,000   | 10,280   | 12,000   |
| Monthly rent - City                  | -        | 100      | -        | 115      | -        | 125      | -        | 125      | -        | 112      |
| Ditto - Suburbs                      | -        | 85       | -        | 100      | -        | 100      | -        | 100      | -        | 95       |
| Taxes, tenant occupied - City        | -        | 125      | -        | 144      | -        | 250      | -        | 250      | -        | 125      |
| Ditto - Suburbs                      | -        | 100      | -        | 115      | -        | 175      | -        | 175      | -        | 90       |
| Taxes, owner occupied - City         | -        | 125      | -        | 144      | -        | 250      | -        | 250      | -        | 125      |
| Ditto - Suburbs                      | -        | 100      | -        | 115      | -        | 175      | -        | 175      | -        | 90       |
| Value 9 times monthly rent           | -        | 112*     | -        | 150*     | -        | 122      | -        | 122      | -        | 129      |
| Ditto - Suburbs                      | -        | 107*     | -        | 130*     | -        | 143      | -        | 143      | -        | 142      |
| Annual rent as % of value            | -        | 10.7%    | -        | 8.07*    | -        | 9.4%     | -        | 9.4%     | -        | 9.3%     |
| Ditto - Suburbs                      | -        | 12.0%    | -        | 8.2%     | -        | 8.4%     | -        | 8.4%     | -        | 8.4%     |
| FARGO, N. DAK.                       |          |          |          |          |          |          |          |          |          |          |
| Value of lot - City                  | \$ 1,720 | \$ 1,875 | \$ 2,270 | \$ 2,000 | \$ 1,550 | \$ 2,500 | \$ 1,550 | \$ 2,500 | \$ 2,000 | \$ 2,750 |
| Ditto - Suburbs                      | 1,510    | 1,650    | 910      | 800      | -        | 825      | 900      | 1,450    | 2,550    | 1,700    |
| Value of lot & house with tenant.    | 12,560   | 10,900   | 16,780   | 16,500   | -        | 15,750   | 12,480   | 15,790   | 15,470   | 14,270   |
| Ditto - Suburbs                      | 9,770    | 11,100   | 14,970   | 16,500   | -        | 15,000   | 11,900   | 15,000   | 15,180   | 13,920   |
| Value of lot & house without tenant. | 8,610    | 9,850    | 16,520   | 16,000   | -        | 15,000   | 11,700   | 14,750   | 15,000   | 13,750   |
| Ditto - Suburbs                      | 8,960    | 10,100   | 14,520   | 15,000   | -        | 14,750   | 11,100   | 14,000   | 14,520   | 13,250   |
| Monthly rent - City                  | -        | 93       | -        | 125      | -        | 125      | -        | 100      | -        | 90       |
| Ditto - Suburbs                      | -        | 87       | -        | 100      | -        | 100      | -        | 100      | -        | 80       |
| Taxes, tenant occupied - City        | -        | 176      | -        | 200      | -        | 280      | -        | 300      | -        | 168      |
| Ditto - Suburbs                      | -        | 160      | -        | 175      | -        | 50       | -        | 200      | -        | 95       |
| Taxes, owner occupied - City         | -        | 176      | -        | 200      | -        | 260      | -        | 300      | -        | 168      |
| Ditto - Suburbs                      | -        | 160      | -        | 175      | -        | 50       | -        | 200      | -        | 95       |
| Value 9 times monthly rent           | -        | 117      | -        | 148      | -        | 126      | -        | 158      | -        | 160      |
| Ditto - Suburbs                      | -        | 128      | -        | 165      | -        | 150      | -        | 150      | -        | 175      |
| Annual rent as % of value            | -        | 10.2%    | -        | 8.1%     | -        | 9.5%     | -        | 7.4%     | -        | 7.5%     |
| Ditto - Suburbs                      | -        | 9.4%     | -        | 7.3%     | -        | 8.0%     | -        | 6.9%     | -        | 6.9%     |
| EVANSVILLE, IND.                     |          |          |          |          |          |          |          |          |          |          |
| Value of lot - City                  | \$ 1,720 | \$ 1,875 | \$ 2,270 | \$ 2,000 | \$ 1,550 | \$ 2,500 | \$ 1,550 | \$ 2,500 | \$ 2,000 | \$ 2,750 |
| Ditto - Suburbs                      | 1,510    | 1,650    | 910      | 800      | -        | 825      | 900      | 1,450    | 2,550    | 1,700    |
| Value of lot & house with tenant.    | 12,560   | 10,900   | 16,780   | 16,500   | -        | 15,750   | 12,480   | 15,790   | 15,470   | 14,270   |
| Ditto - Suburbs                      | 9,770    | 11,100   | 14,970   | 16,500   | -        | 15,000   | 11,900   | 15,000   | 15,180   | 13,920   |
| Value of lot & house without tenant. | 8,610    | 9,850    | 16,520   | 16,000   | -        | 15,000   | 11,700   | 14,750   | 15,000   | 13,750   |
| Ditto - Suburbs                      | 8,960    | 10,100   | 14,520   | 15,000   | -        | 14,750   | 11,100   | 14,000   | 14,520   | 13,250   |
| Monthly rent - City                  | -        | 93       | -        | 125      | -        | 125      | -        | 100      | -        | 90       |
| Ditto - Suburbs                      | -        | 87       | -        | 100      | -        | 100      | -        | 100      | -        | 80       |
| Taxes, tenant occupied - City        | -        | 176      | -        | 200      | -        | 280      | -        | 300      | -        | 168      |
| Ditto - Suburbs                      | -        | 160      | -        | 175      | -        | 50       | -        | 200      | -        | 95       |
| Taxes, owner occupied - City         | -        | 176      | -        | 200      | -        | 260      | -        | 300      | -        | 168      |
| Ditto - Suburbs                      | -        | 160      | -        | 175      | -        | 50       | -        | 200      | -        | 95       |
| Value 9 times monthly rent           | -        | 117      | -        | 148      | -        | 126      | -        | 158      | -        | 160      |
| Ditto - Suburbs                      | -        | 128      | -        | 165      | -        | 150      | -        | 150      | -        | 175      |
| Annual rent as % of value            | -        | 10.2%    | -        | 8.1%     | -        | 9.5%     | -        | 7.4%     | -        | 7.5%     |
| Ditto - Suburbs                      | -        | 9.4%     | -        | 7.3%     | -        | 8.0%     | -        | 6.9%     | -        | 6.9%     |
| GALVESTON, TEXAS                     |          |          |          |          |          |          |          |          |          |          |
| Value of lot - City                  | \$ 1,080 | \$ 1,750 | \$ 4,350 | \$ 4,750 | \$ 1,910 | \$ 3,000 | \$ 1,910 | \$ 3,000 | \$ 2,040 | \$ 2,500 |
| Ditto - Suburbs                      | 1,220    | 1,500    | 1,250    | 1,750    | 1,275    | 2,000    | 1,275    | 2,000    | 1,390    | 1,750    |
| Value of lot & house with tenant.    | 11,080   | 11,250   | -        | -        | 11,440   | 15,250   | 11,440   | 15,250   | 12,560   | 14,520   |
| Ditto - Suburbs                      | 9,850    | 10,000   | -        | -        | 10,600   | 14,250   | 10,600   | 14,250   | 11,850   | 13,500   |
| Value of lot & house without tenant. | -        | -        | 11,610   | 15,040   | 10,500   | 14,000   | 10,500   | 14,000   | 11,260   | 13,500   |
| Ditto - Suburbs                      | -        | -        | 10,080   | 13,000   | 9,750    | 13,000   | 9,750    | 13,000   | 10,280   | 12,000   |
| Monthly rent - City                  | -        | 100      | -        | 115      | -        | 125      | -        | 125      | -        | 112      |
| Ditto - Suburbs                      | -        | 85       | -        | 100      | -        | 100      | -        | 100      | -        | 95       |
| Taxes, tenant occupied - City        | -        | 125      | -        | 144      | -        | 250      | -        | 250      | -        | 125      |
| Ditto - Suburbs                      | -        | 100      | -        | 115      | -        | 175      | -        | 175      | -        | 90       |
| Taxes, owner occupied - City         | -        | 125      | -        | 144      | -        | 250      | -        | 250      | -        | 125      |
| Ditto - Suburbs                      | -        | 100      | -        | 115      | -        | 175      | -        | 175      | -        | 90       |
| Value 9 times monthly rent           | -        | 112*     | -        | 150*     | -        | 122      | -        | 122      | -        | 129      |
| Ditto - Suburbs                      | -        | 107*     | -        | 130*     | -        | 143      | -        | 143      | -        | 142      |
| Annual rent as % of value            | -        | 10.7%    | -        | 8.07*    | -        | 9.4%     | -        | 9.4%     | -        | 9.3%     |
| Ditto - Suburbs                      | -        | 12.0%    | -        | 8.2%     | -        | 8.4%     | -        | 8.4%     | -        | 8.4%     |
| FARGO, N. DAK.                       |          |          |          |          |          |          |          |          |          |          |
| Value of lot - City                  | \$ 1,720 | \$ 1,875 | \$ 2,270 | \$ 2,000 | \$ 1,550 | \$ 2,500 | \$ 1,550 | \$ 2,500 | \$ 2,000 | \$ 2,750 |
| Ditto - Suburbs                      | 1,510    | 1,650    | 910      | 800      | -        | 825      | 900      | 1,450    | 2,550    | 1,700    |
| Value of lot & house with tenant.    | 12,560   | 10,900   | 16,780   | 16,500   | -        | 15,750   | 12,480   | 15,790   | 15,470   | 14,270   |
| Ditto - Suburbs                      | 9,770    | 11,100   | 14,970   | 16,500   | -        |          |          |          |          |          |

\*Relationship to house without tenant.

COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A RANCH HOUSE  
GREEN BAY, WISC. GREENSBORO, N.C. HAMILTON-MIDDLETOWN, OHIO HARRISBURG, PA

| GREEN BAY, WIS.                   |  | 1950  | 1952     | 1950     | 1952     | 1950     | 1952     | 1950     | 1952     | 1950     | 1952     |
|-----------------------------------|--|-------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Value of lot - City               |  | \$ -  | \$ 2,560 | \$ 2,250 | \$ 2,150 | \$ 2,250 | \$ 2,250 | \$ 2,120 | \$ 1,900 | \$ 2,120 | \$ 1,900 |
| Ditto - Suburbs                   |  | -     | -        | -        | -        | -        | -        | -        | -        | -        | -        |
| Value of lot & house with bnd.    |  | -     | 13,300   | 15,750   | 11,450   | 12,500   | 12,680   | 13,120   | 14,300   | 13,120   | 14,300   |
| Ditto - Suburbs                   |  | -     | 12,600   | 15,000   | 11,020   | 12,500   | 11,840   | 12,400   | 13,500   | 12,400   | 13,500   |
| Value of lot & house without bnd. |  | -     | 12,300   | 10,550   | 10,800   | 12,500   | 12,280   | 11,750   | 12,800   | 11,750   | 12,800   |
| Ditto - Suburbs                   |  | -     | 11,900   | 12,750   | 10,180   | 12,000   | 11,420   | 12,500   | 11,300   | 12,300   | 11,300   |
| Monthly rent - City               |  | 65    | -        | 90       | 80       | -        | -        | -        | -        | -        | -        |
| Ditto - Suburbs                   |  | 80    | -        | 65       | 55       | -        | -        | -        | -        | -        | -        |
| Taxes, tenant occupied - City     |  | -     | -        | 135      | 160      | -        | -        | -        | -        | -        | -        |
| Ditto - Suburbs                   |  | -     | -        | 41       | 120      | -        | -        | -        | -        | -        | -        |
| Taxes, owner occupied - City      |  | -     | -        | 135      | 160      | -        | -        | -        | -        | -        | -        |
| Ditto - Suburbs                   |  | -     | -        | 81       | 120      | -        | -        | -        | -        | -        | -        |
| Value 7 times monthly rent        |  | -     | -        | 175      | 150      | -        | -        | -        | -        | -        | -        |
| Ditto - Suburbs                   |  | -     | -        | 142      | 112      | -        | -        | -        | -        | -        | -        |
| Annual rent as % of value         |  | 7.0%  | 6.9%     | 6.9%     | 8.1%     | -        | -        | -        | 8.0%     | -        | -        |
| Ditto - Suburbs                   |  | 7.1%  | 6.8%     | 6.8%     | 7.8%     | -        | -        | -        | 8.0%     | -        | -        |
| HOLYOKE, MASS.                    |  | 1950  | 1952     | 1950     | 1952     | 1950     | 1952     | 1950     | 1952     | 1950     | 1952     |
| Value of lot - City               |  | \$ -  | \$ 1,800 | \$ 2,500 | \$ 3,000 | \$ 3,000 | \$ 3,000 | \$ 1,840 | \$ 1,900 | \$ -     | \$ 1,900 |
| Ditto - Suburbs                   |  | -     | -        | 2,100    | 1,750    | -        | -        | 1,250    | 1,200    | -        | -        |
| Value of lot & house with bnd.    |  | -     | 15,000   | -        | -        | 14,110   | 15,000   | 11,150   | 12,000   | -        | -        |
| Ditto - Suburbs                   |  | -     | 13,500   | -        | -        | 13,170   | 14,000   | 10,720   | 12,500   | -        | -        |
| Value of lot & house without bnd. |  | -     | -        | 11,500   | 11,500   | 12,130   | 13,000   | 10,300   | 12,000   | -        | -        |
| Ditto - Suburbs                   |  | -     | -        | -        | -        | -        | -        | -        | -        | -        | -        |
| Monthly rent - City               |  | -     | 125      | -        | 115      | -        | 100      | -        | 125      | -        | 100      |
| Ditto - Suburbs                   |  | -     | 160      | -        | 115      | -        | 80       | -        | 120      | -        | 100      |
| Taxes, tenant occupied - City     |  | -     | -        | 320      | 150      | -        | 150      | -        | 150      | -        | 180      |
| Ditto - Suburbs                   |  | -     | -        | 60       | 75       | -        | 75       | -        | 105      | -        | 70       |
| Taxes, owner occupied - City      |  | -     | -        | 320      | 145      | -        | 75       | -        | 105      | -        | 180      |
| Ditto - Suburbs                   |  | -     | -        | 55       | 55       | -        | 55       | -        | 80       | -        | 70       |
| Value 7 times monthly rent        |  | -     | 120      | -        | 100      | -        | 150      | -        | 104      | -        | 150      |
| Ditto - Suburbs                   |  | -     | 105      | -        | 105      | -        | 125      | -        | 125      | -        | 150      |
| Annual rent as % of value         |  | 10.0% | 12.0%    | 12.0%    | 8.0%     | -        | 8.0%     | -        | 11.0%    | -        | 8.0%     |
| Ditto - Suburbs                   |  | 8.0%  | 12.0%    | 12.0%    | 6.9%     | -        | 6.9%     | -        | 11.5%    | -        | 8.0%     |
| JERSEY CITY, N. J.                |  | 1950  | 1952     | 1950     | 1952     | 1950     | 1952     | 1950     | 1952     | 1950     | 1952     |
| Value of lot - City               |  | \$ -  | \$ -     | \$ -     | \$ 1,600 | \$ 2,220 | \$ 2,000 | \$ 1,300 | \$ 1,200 | \$ 1,960 | \$ 1,960 |
| Ditto - Suburbs                   |  | -     | -        | -        | 1,600    | 1,670    | 1,500    | 1,000    | 1,200    | 1,450    | 1,000    |
| Value of lot & house with bnd.    |  | -     | 16,500   | 15,300   | 16,000   | 13,750   | 16,000   | 11,360   | 12,750   | 10,450   | 12,000   |
| Ditto - Suburbs                   |  | -     | 16,500   | 15,300   | 16,000   | 12,750   | 16,000   | 10,360   | 12,750   | 10,450   | 12,000   |
| Value of lot & house without bnd. |  | -     | 13,000   | 11,000   | 12,000   | 12,000   | 13,000   | 10,360   | 12,500   | 10,010   | 11,500   |
| Ditto - Suburbs                   |  | -     | -        | 11,000   | 14,000   | 12,000   | 14,000   | 9,710    | 11,750   | 10,010   | 11,500   |
| Monthly rent - City               |  | -     | 150      | -</      |          |          |          |          |          |          |          |





# COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A RANCH HOUSE

|                                       | MACON, GA. |          | MADISON, WISC. |          | MANCHESTER, N. H. |          | MEMPHIS, TENN. |          | MIAMI, FLA. |          |
|---------------------------------------|------------|----------|----------------|----------|-------------------|----------|----------------|----------|-------------|----------|
|                                       | 1950       | 1952     | 1950           | 1952     | 1950              | 1952     | 1950           | 1952     | 1950        | 1952     |
| Value of lot - City                   | \$ 1,100   | \$ 1,425 | \$ 1,875       | \$ 2,500 | \$ 1,280          | \$ 1,100 | \$ 1,580       | \$ 2,000 | \$ 1,100    | \$ 1,150 |
| Ditto - Suburbs                       | 940        | 1,250    | 1,375          | 2,000    | 980               | 1,000    | 1,480          | 1,875    | 940         | 1,150    |
| Value of lot & house with basement    | -          | -        | 14,075         | 18,500   | 11,470            | 14,000   | 10,000         | 11,500   | -           | -        |
| Ditto - Suburbs                       | -          | -        | 12,450         | 16,000   | 10,280            | 12,500   | 8,230          | 10,625   | -           | -        |
| Value of lot & house without basement | 9,400      | 11,250   | 13,220         | 15,500   | -                 | -        | 8,975          | 11,000   | 10,080      | 12,500   |
| Ditto - Suburbs                       | 8,000      | 10,750   | 13,850         | 16,000   | -                 | -        | 8,810          | 10,125   | 7,870       | 9,800    |
| Monthly rent - City                   | -          | 90       | -              | 125      | -                 | 80       | -              | 65       | -           | 120      |
| Ditto - Suburbs                       | -          | 85       | -              | 108      | -                 | 75       | -              | 75       | -           | 100      |
| Taxes, tenant occupied - City         | -          | 162      | -              | 300      | -                 | 260      | -              | 325      | -           | 350      |
| Ditto - Suburbs                       | -          | 110      | -              | 250      | -                 | 175      | -              | 80       | -           | 90       |
| Taxes, owner occupied - City          | -          | 102      | -              | 300      | -                 | 260      | -              | 325      | -           | 350      |
| Ditto - Suburbs                       | -          | 51       | -              | 230      | -                 | 175      | -              | 80       | -           | 90       |
| Value 7 times monthly rent            | -          | 125*     | -              | 132      | -                 | 136      | -              | 135      | -           | 100*     |
| Ditto - Suburbs                       | -          | 126*     | -              | 180      | -                 | 147      | -              | 142      | -           | 99*      |
| Annual rent as % of value             | -          | 9.4%     | -              | 8.1%     | -                 | 7.1%     | -              | 8.9%     | -           | 12.0%    |
| Ditto - Suburbs                       | -          | 9.5%     | -              | 7.3%     | -                 | 7.2%     | -              | 8.3%     | -           | 12.1%    |
| Value of lot - City                   | \$ 2,080   | \$ 3,500 | \$ 1,260       | \$ 2,425 | \$ 2,800          | \$ 2,500 | \$ -           | \$ 2,500 | \$ 2,140    | \$ 1,700 |
| Ditto - Suburbs                       | 1,700      | 2,000    | 1,580          | 1,250    | 1,680             | 1,500    | -              | 1,500    | 1,770       | 1,630    |
| Value of lot & house with basement    | 12,440     | 17,500   | 10,340         | 13,500   | 15,390            | 14,500   | -              | -        | 11,400      | 14,000   |
| Ditto - Suburbs                       | 11,020     | 15,500   | 9,980          | 12,000   | 12,200            | 12,500   | -              | -        | 11,100      | 13,500   |
| Value of lot & house without basement | 11,750     | 16,500   | 9,460          | 13,000   | 12,260            | 12,500   | -              | 12,000   | 10,760      | 13,000   |
| Ditto - Suburbs                       | 10,360     | 15,000   | 8,975          | 12,500   | 11,975            | 11,000   | -              | 11,000   | 10,260      | 12,500   |
| Monthly rent - City                   | -          | 125      | -              | 112      | -                 | 100      | -              | 85       | -           | 90       |
| Ditto - Suburbs                       | -          | 125      | -              | 112      | -                 | 75       | -              | 80       | -           | 75       |
| Taxes, tenant occupied - City         | -          | 375      | -              | 260      | -                 | 140      | -              | 85       | -           | 250      |
| Ditto - Suburbs                       | -          | 250      | -              | 180      | -                 | 110      | -              | 75       | -           | 185      |
| Taxes, owner occupied - City          | -          | 375      | -              | 220      | -                 | 140      | -              | 75       | -           | 250      |
| Ditto - Suburbs                       | -          | 150      | -              | 155      | -                 | 110      | -              | 60       | -           | 185      |
| Value 7 times monthly rent            | -          | 140      | -              | 121      | -                 | 145      | -              | 141*     | -           | 136      |
| Ditto - Suburbs                       | -          | 124      | -              | 116      | -                 | 137      | -              | 131*     | -           | 120      |
| Annual rent as % of value             | -          | 6.6%     | -              | 10.0%    | -                 | 8.3%     | -              | 6.5%     | -           | 7.7%     |
| Ditto - Suburbs                       | -          | 9.7%     | -              | 10.3%    | -                 | 7.2%     | -              | 8.7%     | -           | 7.2%     |
| Value of lot - City                   | \$ 1,250   | \$ 1,500 | \$ 3,080       | \$ 2,875 | \$ -              | \$ 1,500 | \$ 2,450       | \$ 2,750 | \$ -        | \$ 2,500 |
| Ditto - Suburbs                       | 1,250      | 1,700    | 2,010          | 1,875    | -                 | 1,000    | 1,360          | 1,750    | -           | 1,200    |
| Value of lot & house with basement    | 10,000     | 12,500   | 10,000         | 12,000   | -                 | 14,000   | 11,670         | 15,000   | -           | 14,000   |
| Ditto - Suburbs                       | 10,000     | 12,500   | 9,000          | 11,000   | -                 | 14,000   | 11,670         | 15,000   | -           | 12,500   |
| Value of lot & house without basement | 9,000      | 11,500   | 9,200          | 11,500   | -                 | 13,500   | 10,660         | 14,000   | -           | 13,000   |
| Ditto - Suburbs                       | 8,000      | 11,500   | 8,200          | 9,500    | -                 | 13,500   | 10,880         | 13,800   | -           | 11,000   |
| Monthly rent - City                   | -          | 85       | -              | 88       | -                 | 100      | -              | 100      | -           | 110      |
| Ditto - Suburbs                       | -          | 85       | -              | 75       | -                 | 100      | -              | 100      | -           | 85       |
| Taxes, tenant occupied - City         | -          | 240      | -              | 450      | -                 | 350      | -              | 340      | -           | 340      |
| Ditto - Suburbs                       | -          | 110      | -              | 350      | -                 | 250      | -              | 250      | -           | 240      |
| Taxes, owner occupied - City          | -          | 240      | -              | 450      | -                 | 350      | -              | 340      | -           | 340      |
| Ditto - Suburbs                       | -          | 110      | -              | 350      | -                 | 250      | -              | 250      | -           | 240      |
| Value 7 times monthly rent            | -          | 147      | -              | 147      | -                 | 140      | -              | 150      | -           | 127      |
| Ditto - Suburbs                       | -          | 147      | -              | 133      | -                 | 140      | -              | 150      | -           | 141      |
| Annual rent as % of value             | -          | 6.2%     | -              | 6.6%     | -                 | 6.6%     | -              | 8.0%     | -           | 9.4%     |
| Ditto - Suburbs                       | -          | 8.2%     | -              | 9.0%     | -                 | 6.6%     | -              | 8.0%     | -           | 9.5%     |

\* Relationship in house without basement.

# COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A RANCH HOUSE

|                                       | NORFOLK, 1952 | 1950     | 1953   | UTAH, 1952 | 1950     | 1953     | OKLAHOMA CITY, OKLA., 1952 | 1950     | 1953   | OMAHA, NEBR., 1952 | 1950     | 1953   | ORLANDO, FLA., 1952 | 1950     | 1953   |
|---------------------------------------|---------------|----------|--------|------------|----------|----------|----------------------------|----------|--------|--------------------|----------|--------|---------------------|----------|--------|
| Value of lot - City                   | \$ -          | \$ 1,500 | 750    | \$ -       | \$ 2,000 | 1,500    | \$ 1,575                   | \$ 2,000 | 1,500  | \$ 1,750           | \$ 2,275 | 2,000  | \$ -                | \$ 1,800 | 1,200  |
| Ditto - Suburbs                       | -             | -        | -      | -          | -        | -        | -                          | -        | -      | -                  | -        | -      | -                   | -        | -      |
| Value of lot & house with basement    | -             | 13,000   | -      | -          | 11,500   | -        | -                          | 10,500   | 15,000 | 14,150             | 15,000   | 15,000 | -                   | -        | -      |
| Ditto - Suburbs                       | -             | 10,500   | -      | -          | 11,000   | -        | -                          | 8,300    | 12,425 | -                  | 12,425   | 12,425 | -                   | -        | -      |
| Value of lot & house without basement | -             | 11,000   | -      | -          | 10,750   | -        | -                          | 8,000    | 12,500 | -                  | 12,500   | 12,500 | -                   | -        | -      |
| Ditto - Suburbs                       | -             | 9,500    | -      | -          | 10,250   | -        | -                          | 8,000    | 11,250 | -                  | 11,250   | 11,250 | -                   | -        | -      |
| Monthly rent - City                   | -             | 125      | -      | -          | 90       | -        | -                          | 85       | 125    | -                  | 125      | 125    | -                   | -        | -      |
| Ditto - Suburbs                       | -             | 115      | -      | -          | 75       | -        | -                          | 80       | 100    | -                  | 100      | 100    | -                   | -        | -      |
| Taxes, tenant occupied - City         | -             | 180      | -      | -          | 225      | -        | -                          | 180      | 200    | -                  | 200      | 200    | -                   | -        | -      |
| Ditto - Suburbs                       | -             | 75       | -      | -          | 125      | -        | -                          | 70       | 125    | -                  | 125      | 125    | -                   | -        | -      |
| Taxes, owner occupied - City          | -             | 180      | -      | -          | 225      | -        | -                          | 180      | 200    | -                  | 200      | 200    | -                   | -        | -      |
| Ditto - Suburbs                       | -             | 75       | -      | -          | 125      | -        | -                          | 70       | 125    | -                  | 125      | 125    | -                   | -        | -      |
| Value 7 times monthly rent            | -             | 94       | -      | -          | 128      | -        | -                          | 117*     | 130    | -                  | 130      | 130    | -                   | -        | -      |
| Ditto - Suburbs                       | -             | 111      | -      | -          | 147      | -        | -                          | 117*     | 136    | -                  | 136      | 136    | -                   | -        | -      |
| Annual rent as % of value             | -             | 12.45    | -      | -          | 9.45     | -        | -                          | 10.35*   | 10.0%  | -                  | 10.0%    | 10.0%  | -                   | -        | -      |
| Ditto - Suburbs                       | -             | 13.15    | -      | -          | 8.25     | -        | -                          | 10.28*   | 8.8%   | -                  | 8.8%     | 8.8%   | -                   | -        | -      |
| Value of lot - City                   | \$ -          | \$ 2,500 | -      | \$ -       | \$ 1,640 | \$ 2,250 | \$ -                       | \$ 1,500 | 1,000  | \$ 1,670           | \$ 2,500 | 2,500  | \$ -                | \$ 3,000 | 2,000  |
| Ditto - Suburbs                       | -             | 2,000    | -      | -          | 1,020    | 1,400    | -                          | 1,000    | 1,000  | -                  | 1,800    | 1,800  | -                   | 1,400    | 1,000  |
| Value of lot & house with basement    | -             | 12,450   | 13,500 | -          | 13,400   | 13,500   | -                          | 13,400   | 21,000 | 15,600             | 21,000   | 21,000 | -                   | 13,500   | 15,000 |
| Ditto - Suburbs                       | -             | 11,470   | 13,000 | -          | 13,000   | 13,000   | -                          | 13,000   | 18,500 | 13,800             | 18,500   | 18,500 | -                   | 12,400   | 14,000 |
| Value of lot & house without basement | -             | 11,250   | 12,500 | -          | 13,000   | 13,000   | -                          | 13,000   | 17,500 | 13,170             | 17,500   | 17,500 | -                   | 12,400   | 14,000 |
| Ditto - Suburbs                       | -             | 11,000   | -      | -          | -        | -        | -                          | -        | 16,500 | 12,400             | 16,500   | 16,500 | -                   | 11,750   | 13,000 |
| Monthly rent - City                   | -             | 85       | -      | -          | 100      | -        | -                          | 100      | 125    | -                  | 125      | 125    | -                   | -        | -      |
| Ditto - Suburbs                       | -             | 80       | -      | -          | 100      | -        | -                          | 80       | 110    | -                  | 110      | 110    | -                   | -        | -      |
| Taxes, tenant occupied - City         | -             | 165      | -      | -          | 335      | -        | -                          | 180      | 175    | -                  | 175      | 175    | -                   | 272      | 200    |
| Ditto - Suburbs                       | -             | 125      | -      | -          | 250      | -        | -                          | 125      | 175    | -                  | 175      | 175    | -                   | 200      | 150    |
| Taxes, owner occupied - City          | -             | 165      | -      | -          | 335      | -        | -                          | 180      | 175    | -                  | 175      | 175    | -                   | 272      | 200    |
| Ditto - Suburbs                       | -             | 125      | -      | -          | 250      | -        | -                          | 125      | 175    | -                  | 175      | 175    | -                   | 200      | 150    |
| Value 7 times monthly rent            | -             | 132*     | -      | -          | 135      | -        | -                          | 139      | 140    | -                  | 140      | 140    | -                   | 150      | 100    |
| Ditto - Suburbs                       | -             | 130*     | -      | -          | 130      | -        | -                          | 143      | 160    | -                  | 160      | 160    | -                   | 165      | 100    |
| Annual rent as % of value             | -             | 9.15*    | -      | -          | 8.9%     | -        | -                          | 8.6%     | 7.1%   | -                  | 7.1%     | 7.1%   | -                   | 6.0%     | 6.0%   |
| Ditto - Suburbs                       | -             | 9.7%     | -      | -          | 9.2%     | -        | -                          | 7.4%     | 7.3%   | -                  | 7.3%     | 7.3%   | -                   | 6.0%     | 6.0%   |
| Value of lot - City                   | \$ -          | \$ 2,000 | -      | \$ -       | \$ 2,320 | \$ 4,000 | \$ -                       | \$ 1,500 | 1,000  | \$ 1,670           | \$ 2,500 | 2,500  | \$ -                | \$ 3,000 | 2,000  |
| Ditto - Suburbs                       | -             | 1,500    | -      | -          | 2,500    | 3,000    | -                          | 1,000    | 600    | -                  | 1,800    | 1,800  | -                   | 1,400    | 1,000  |
| Value of lot & house with basement    | -             | 14,000   | 17,500 | -          | 14,000   | 17,500   | -                          | 14,000   | 15,000 | -                  | 15,000   | 15,000 | -                   | -        | -      |
| Ditto - Suburbs                       | -             | 14,000   | 16,500 | -          | 13,750   | 16,500   | -                          | 13,750   | 14,500 | -                  | 14,500   | 14,500 | -                   | -        | -      |
| Value of lot & house without basement | -             | 13,000   | 16,500 | -          | 13,750   | 16,500   | -                          | 13,750   | 14,500 | -                  | 14,500   | 14,500 | -                   | -        | -      |
| Ditto - Suburbs                       | -             | 8,800    | -      | -          | -        | -        | -                          | -        | 13,000 | -                  | 13,000   | 13,000 | -                   | -        | -      |
| Monthly rent - City                   | -             | 45       | -      | -          | 150      | -        | -                          | 100      | 112    | -                  | 112      | 112    | -                   | 92       | 80     |
| Ditto - Suburbs                       | -             | 75       | -      | -          | 125      | -        | -                          | 100      | 100    | -                  | 100      | 100    | -                   | 80       | 60     |
| Taxes, tenant occupied - City         | -             | 204      | -      | -          | 500      | -        | -                          | 275      | 130    | -                  | 130      | 130    | -                   | 150      | 100    |
| Ditto - Suburbs                       | -             | 154      | -      | -          | 380      | -        | -                          | 130      | 125    | -                  | 125      | 125    | -                   | 80       | 60     |
| Taxes, owner occupied - City          | -             | 204      | -      | -          | 500      | -        | -                          | 275      | 130    | -                  | 130      | 130    | -                   | 150      | 100    |
| Ditto - Suburbs                       | -             | 154      | -      | -          | 380      | -        | -                          | 130      | 125    | -                  | 125      | 125    | -                   | 80       | 60     |
| Value 7 times monthly rent            | -             | 100*     | -      | -          | 117      | -        | -                          | 140      | 134    | -                  | 134      | 134    | -                   | 150*     | 100*   |
| Ditto - Suburbs                       | -             | 117      | -      | -          | 132      | -        | -                          | 130      | 140    | -                  | 140      | 140    | -                   | 150*     | 100*   |
| Annual rent as % of value             | -             | 11.35*   | -      | -          | 10.3%    | -        | -                          | 8.6%     | 9.0%   | -                  | 9.0%     | 9.0%   | -                   | 7.9%     | 7.9%   |
| Ditto - Suburbs                       | -             | 10.2*    | -      | -          | 9.1%     | -        | -                          | 8.7%     | 8.2%   | -                  | 8.2%     | 8.2%   | -                   | 7.9%     | 7.9%   |

\* Relationship to home without basement.

## COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A RANCH HOUSE

|                                       | PORTLAND, ME. |          | PORTLAND, OREG. |          | PROVIDENCE, R.I. |          | PUEBLO, COLO. |          | RACINE, WISC. |          |
|---------------------------------------|---------------|----------|-----------------|----------|------------------|----------|---------------|----------|---------------|----------|
|                                       | 1950          | 1952     | 1950            | 1952     | 1950             | 1952     | 1950          | 1952     | 1950          | 1952     |
| Value of lot - City                   | \$ 2,150      | \$ 2,150 | \$ 2,120        | \$ 2,500 | \$ 2,480         | \$ 4,000 | \$ 1,825      | \$ 1,825 | \$ 1,400      | \$ 1,400 |
| Ratio - Suburbs                       | 100           | 100      | 120             | 112      | 112              | 165      | 100           | 100      | 100           | 100      |
| Value of lot & house with basement    | 16,500        | 12,500   | 14,420          | 16,750   | 14,420           | 16,750   | 10,520        | 12,500   | 15,620        | 18,000   |
| Ratio - Suburbs                       | 100           | 100      | 100             | 100      | 100              | 100      | 100           | 100      | 100           | 100      |
| Value of lot & house without basement | 14,750        | 11,500   | 12,180          | 13,750   | 12,180           | 13,750   | 9,480         | 11,250   | 14,350        | 16,750   |
| Ratio - Suburbs                       | 100           | 100      | 100             | 100      | 100              | 100      | 100           | 100      | 100           | 100      |
| Monthly rent - City                   | 100           | 100      | 120             | 112      | 112              | 165      | 100           | 100      | 100           | 100      |
| Ratio - Suburbs                       | 100           | 100      | 100             | 100      | 100              | 100      | 100           | 100      | 100           | 100      |
| Taxes, tenant occupied - City         | 219           | 219      | 260             | 260      | 260              | 260      | 233           | 233      | 215           | 215      |
| Ratio - Suburbs                       | 100           | 100      | 100             | 100      | 100              | 100      | 100           | 100      | 100           | 100      |
| Taxes, owner occupied - City          | 219           | 219      | 260             | 260      | 260              | 260      | 233           | 233      | 215           | 215      |
| Ratio - Suburbs                       | 100           | 100      | 100             | 100      | 100              | 100      | 100           | 100      | 100           | 100      |
| Value 7 times monthly rent            | 165           | 165      | 120             | 112      | 112              | 165      | 100           | 100      | 100           | 100      |
| Ratio - Suburbs                       | 100           | 100      | 100             | 100      | 100              | 100      | 100           | 100      | 100           | 100      |
| Annual rent as % of value             | 7.35          | 7.35     | 8.65            | 8.65     | 8.65             | 8.65     | 8.65          | 8.65     | 7.35          | 7.35     |
| Ratio - Suburbs                       | 100           | 100      | 100             | 100      | 100              | 100      | 100           | 100      | 100           | 100      |
| Value of lot - City                   | \$ 1,280      | \$ 2,000 | \$ 1,710        | \$ 1,850 | \$ 1,710         | \$ 1,850 | \$ 1,400      | \$ 1,400 | \$ 1,400      | \$ 1,400 |
| Ratio - Suburbs                       | 100           | 100      | 100             | 100      | 100              | 100      | 100           | 100      | 100           | 100      |
| Value of lot & house with basement    | 10,490        | 15,000   | 12,770          | 14,000   | 12,770           | 14,000   | 11,750        | 12,500   | 12,030        | 13,500   |
| Ratio - Suburbs                       | 100           | 100      | 100             | 100      | 100              | 100      | 100           | 100      | 100           | 100      |
| Value of lot & house without basement | 9,800         | 14,000   | 12,080          | 13,250   | 12,080           | 13,250   | 11,750        | 11,950   | 11,500        | 11,950   |
| Ratio - Suburbs                       | 100           | 100      | 100             | 100      | 100              | 100      | 100           | 100      | 100           | 100      |
| Monthly rent - City                   | 100           | 100      | 100             | 100      | 100              | 100      | 90            | 90       | 90            | 90       |
| Ratio - Suburbs                       | 100           | 100      | 100             | 100      | 100              | 100      | 100           | 100      | 100           | 100      |
| Taxes, tenant occupied - City         | 165           | 165      | 180             | 180      | 180              | 180      | 237           | 237      | 110           | 110      |
| Ratio - Suburbs                       | 100           | 100      | 100             | 100      | 100              | 100      | 100           | 100      | 100           | 100      |
| Taxes, owner occupied - City          | 165           | 165      | 180             | 180      | 180              | 180      | 237           | 237      | 110           | 110      |
| Ratio - Suburbs                       | 100           | 100      | 100             | 100      | 100              | 100      | 100           | 100      | 100           | 100      |
| Value 7 times monthly rent            | 150           | 176      | 140             | 140      | 140              | 140      | 131           | 131      | 139           | 139      |
| Ratio - Suburbs                       | 100           | 100      | 100             | 100      | 100              | 100      | 100           | 100      | 100           | 100      |
| Annual rent as % of value             | 8.05          | 8.05     | 8.65            | 8.65     | 8.65             | 8.65     | 9.25          | 9.25     | 8.65          | 8.65     |
| Ratio - Suburbs                       | 100           | 100      | 100             | 100      | 100              | 100      | 100           | 100      | 100           | 100      |
| Value of lot - City                   | \$ 1,450      | \$ 2,000 | \$ 2,240        | \$ 2,750 | \$ 2,240         | \$ 2,750 | \$ 1,810      | \$ 2,750 | \$ 1,810      | \$ 2,750 |
| Ratio - Suburbs                       | 100           | 100      | 100             | 100      | 100              | 100      | 100           | 100      | 100           | 100      |
| Value of lot & house with basement    | 12,420        | 14,600   | 13,030          | 14,125   | 13,030           | 14,125   | 13,800        | 15,500   | 13,175        | 15,500   |
| Ratio - Suburbs                       | 100           | 100      | 100             | 100      | 100              | 100      | 100           | 100      | 100           | 100      |
| Value of lot & house without basement | 11,900        | 14,000   | 11,830          | 12,825   | 11,830           | 12,825   | 12,850        | 13,850   | 12,750        | 13,850   |
| Ratio - Suburbs                       | 100           | 100      | 100             | 100      | 100              | 100      | 100           | 100      | 100           | 100      |
| Monthly rent - City                   | 120           | 120      | 100             | 100      | 100              | 100      | 100           | 100      | 100           | 100      |
| Ratio - Suburbs                       | 100           | 100      | 100             | 100      | 100              | 100      | 100           | 100      | 100           | 100      |
| Taxes, tenant occupied - City         | 200           | 200      | 145             | 145      | 145              | 145      | 175           | 175      | 175           | 175      |
| Ratio - Suburbs                       | 100           | 100      | 100             | 100      | 100              | 100      | 100           | 100      | 100           | 100      |
| Taxes, owner occupied - City          | 200           | 200      | 145             | 145      | 145              | 145      | 175           | 175      | 175           | 175      |
| Ratio - Suburbs                       | 100           | 100      | 100             | 100      | 100              | 100      | 100           | 100      | 100           | 100      |
| Value 7 times monthly rent            | 122           | 149      | 138             | 138      | 138              | 138      | 98            | 98       | 148           | 148      |
| Ratio - Suburbs                       | 100           | 100      | 100             | 100      | 100              | 100      | 100           | 100      | 100           | 100      |
| Annual rent as % of value             | 9.96          | 9.96     | 8.15            | 8.15     | 8.15             | 8.15     | 12.69         | 12.69    | 8.15          | 8.15     |
| Ratio - Suburbs                       | 100           | 100      | 100             | 100      | 100              | 100      | 100           | 100      | 100           | 100      |

\*Relationship to house without basement.

# COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A RANCH HOUSE

|                                       | ST. JOSEPH, MO. |          | ST. LOUIS, MO. |          | ST. PAUL, MINN. |          | ST. PETERSBURG, FLA. |          | SALT LAKE CITY, UTAH |          |
|---------------------------------------|-----------------|----------|----------------|----------|-----------------|----------|----------------------|----------|----------------------|----------|
|                                       | 1950            | 1952     | 1950           | 1952     | 1950            | 1952     | 1950                 | 1952     | 1950                 | 1952     |
| Value of lot - City                   | \$ 1,310        | \$ 1,680 | \$ 2,130       | \$ 2,360 | \$ 1,450        | \$ 2,100 | \$ 1,200             | \$ 1,500 | \$ 2,540             | \$ 3,180 |
| Ditto - Suburbs                       | 875             | 1,100    | 2,000          | 2,300    | 920             | 1,320    | 800                  | 1,100    | 1,310                | 1,750    |
| Value of lot & house with basement    | 14,800          | 15,000   | 13,340         | 14,750   | 15,450          | 13,775   | -                    | -        | 11,000               | 13,750   |
| Ditto - Suburbs                       | 14,310          | 14,500   | 12,350         | 14,500   | 14,720          | 13,125   | -                    | -        | 10,000               | 11,500   |
| Value of lot & house without basement | 14,180          | 14,375   | 11,970         | 13,000   | 13,820          | 12,325   | 6,340                | 10,750   | 10,400               | 11,000   |
| Ditto - Suburbs                       | 13,570          | 13,750   | 11,110         | 12,500   | 13,180          | 11,750   | 7,080                | 10,000   | 9,600                | 12,000   |
| Monthly rent - City                   | 118             | -        | 125            | -        | 110             | -        | 90                   | -        | 112                  | -        |
| Ditto - Suburbs                       | 100             | -        | 125            | -        | 98              | -        | 80                   | -        | 95                   | -        |
| Taxes, tenant occupied - City         | 300             | -        | 170            | -        | 254             | -        | 220                  | -        | 150                  | -        |
| Ditto - Suburbs                       | 140             | -        | 165            | -        | 110             | -        | 160                  | -        | 110                  | -        |
| Taxes, owner occupied - City          | 300             | -        | 170            | -        | 185             | -        | 140                  | -        | 150                  | -        |
| Ditto - Suburbs                       | 140             | -        | 165            | -        | 128             | -        | 105                  | -        | 110                  | -        |
| Value 7 times monthly rent            | 127             | -        | 116            | -        | 125             | -        | 114                  | -        | 123                  | -        |
| Ditto - Suburbs                       | 138             | -        | 116            | -        | 137             | -        | 125                  | -        | 132                  | -        |
| Annual rent as % of value             | 9.4%            | -        | 10.2%          | -        | 9.6%            | -        | 10.3%                | -        | 9.8%                 | -        |
| Ditto - Suburbs                       | 8.7%            | -        | 10.3%          | -        | 8.8%            | -        | 9.6%                 | -        | 9.1%                 | -        |
| <b>SAN ANGELO, TEXAS</b>              |                 |          |                |          |                 |          |                      |          |                      |          |
|                                       | 1950            | 1952     |                |          |                 |          |                      |          |                      |          |
| Value of lot - City                   | \$ -            | \$ 1,500 | \$ -           | \$ 1,500 | \$ 1,710        | \$ 2,250 | \$ 5,480             | \$ 5,500 | \$ 1,540             | \$ 2,400 |
| Ditto - Suburbs                       | -               | -        | -              | 600      | 1,410           | 3,850    | -                    | -        | 1,140                | 1,750    |
| Value of lot & house with basement    | -               | -        | 10,425         | -        | 10,030          | 10,400   | 13,340               | 12,500   | 10,000               | 11,000   |
| Ditto - Suburbs                       | -               | -        | 9,190          | -        | 9,850           | 10,000   | -                    | -        | 9,410                | 10,500   |
| Value of lot & house without basement | -               | -        | -              | -        | -               | -        | -                    | -        | -                    | -        |
| Ditto - Suburbs                       | -               | -        | -              | -        | -               | -        | -                    | -        | -                    | -        |
| Monthly rent - City                   | 100             | -        | 110            | -        | 100             | -        | 130                  | -        | 80                   | -        |
| Ditto - Suburbs                       | -               | -        | 85             | -        | 80              | -        | -                    | -        | 70                   | -        |
| Taxes, tenant occupied - City         | 147             | -        | 190            | -        | 135             | -        | 180                  | -        | 200                  | -        |
| Ditto - Suburbs                       | -               | -        | 72             | -        | 125             | -        | -                    | -        | 165                  | -        |
| Taxes, owner occupied - City          | 147             | -        | 190            | -        | 135             | -        | 180                  | -        | 200                  | -        |
| Ditto - Suburbs                       | -               | -        | 72             | -        | 125             | -        | -                    | -        | 165                  | -        |
| Value 7 times monthly rent            | 100             | -        | 97             | -        | 104             | -        | 83                   | -        | 139                  | -        |
| Ditto - Suburbs                       | -               | -        | 51             | -        | 51              | -        | 11                   | -        | 150                  | -        |
| Annual rent as % of value             | 12.08%          | -        | 12.4%          | -        | 11.5%           | -        | 14.4%                | -        | 8.7%                 | -        |
| Ditto - Suburbs                       | -               | -        | 11.2%          | -        | 10.8%           | -        | -                    | -        | -                    | -        |
| <b>SAN FRANCISCO, CALIF.</b>          |                 |          |                |          |                 |          |                      |          |                      |          |
|                                       | 1950            | 1952     |                |          |                 |          |                      |          |                      |          |
| Value of lot - City                   | \$ -            | \$ 1,500 | \$ 1,710       | \$ 2,250 | \$ 5,480        | \$ 5,500 | \$ 1,540             | \$ 2,400 | \$ 1,540             | \$ 2,400 |
| Ditto - Suburbs                       | -               | -        | 1,410          | 3,850    | -               | -        | -                    | -        | 1,140                | 1,750    |
| Value of lot & house with basement    | -               | -        | 10,425         | -        | 10,030          | 10,400   | 13,340               | 12,500   | 10,000               | 11,000   |
| Ditto - Suburbs                       | -               | -        | 9,190          | -        | 9,850           | 10,000   | -                    | -        | 9,410                | 10,500   |
| Value of lot & house without basement | -               | -        | -              | -        | -               | -        | -                    | -        | -                    | -        |
| Ditto - Suburbs                       | -               | -        | -              | -        | -               | -        | -                    | -        | -                    | -        |
| Monthly rent - City                   | 100             | -        | 110            | -        | 100             | -        | 130                  | -        | 80                   | -        |
| Ditto - Suburbs                       | -               | -        | 85             | -        | 80              | -        | -                    | -        | 70                   | -        |
| Taxes, tenant occupied - City         | 147             | -        | 190            | -        | 135             | -        | 180                  | -        | 200                  | -        |
| Ditto - Suburbs                       | -               | -        | 72             | -        | 125             | -        | -                    | -        | 165                  | -        |
| Taxes, owner occupied - City          | 147             | -        | 190            | -        | 135             | -        | 180                  | -        | 200                  | -        |
| Ditto - Suburbs                       | -               | -        | 72             | -        | 125             | -        | -                    | -        | 165                  | -        |
| Value 7 times monthly rent            | 100             | -        | 97             | -        | 104             | -        | 83                   | -        | 139                  | -        |
| Ditto - Suburbs                       | -               | -        | 51             | -        | 51              | -        | 11                   | -        | 150                  | -        |
| Annual rent as % of value             | 12.08%          | -        | 12.4%          | -        | 11.5%           | -        | 14.4%                | -        | 8.7%                 | -        |
| Ditto - Suburbs                       | -               | -        | 11.2%          | -        | 10.8%           | -        | -                    | -        | -                    | -        |
| <b>SAN JOSE, CALIF.</b>               |                 |          |                |          |                 |          |                      |          |                      |          |
|                                       | 1950            | 1952     |                |          |                 |          |                      |          |                      |          |
| Value of lot - City                   | \$ -            | \$ 1,500 | \$ 1,710       | \$ 2,250 | \$ 5,480        | \$ 5,500 | \$ 1,540             | \$ 2,400 | \$ 1,540             | \$ 2,400 |
| Ditto - Suburbs                       | -               | -        | 1,410          | 3,850    | -               | -        | -                    | -        | 1,140                | 1,750    |
| Value of lot & house with basement    | -               | -        | 10,425         | -        | 10,030          | 10,400   | 13,340               | 12,500   | 10,000               | 11,000   |
| Ditto - Suburbs                       | -               | -        | 9,190          | -        | 9,850           | 10,000   | -                    | -        | 9,410                | 10,500   |
| Value of lot & house without basement | -               | -        | -              | -        | -               | -        | -                    | -        | -                    | -        |
| Ditto - Suburbs                       | -               | -        | -              | -        | -               | -        | -                    | -        | -                    | -        |
| Monthly rent - City                   | 100             | -        | 110            | -        | 100             | -        | 130                  | -        | 80                   | -        |
| Ditto - Suburbs                       | -               | -        | 85             | -        | 80              | -        | -                    | -        | 70                   | -        |
| Taxes, tenant occupied - City         | 147             | -        | 190            | -        | 135             | -        | 180                  | -        | 200                  | -        |
| Ditto - Suburbs                       | -               | -        | 72             | -        | 125             | -        | -                    | -        | 165                  | -        |
| Taxes, owner occupied - City          | 147             | -        | 190            | -        | 135             | -        | 180                  | -        | 200                  | -        |
| Ditto - Suburbs                       | -               | -        | 72             | -        | 125             | -        | -                    | -        | 165                  | -        |
| Value 7 times monthly rent            | 100             | -        | 97             | -        | 104             | -        | 83                   | -        | 139                  | -        |
| Ditto - Suburbs                       | -               | -        | 51             | -        | 51              | -        | 11                   | -        | 150                  | -        |
| Annual rent as % of value             | 12.08%          | -        | 12.4%          | -        | 11.5%           | -        | 14.4%                | -        | 8.7%                 | -        |
| Ditto - Suburbs                       | -               | -        | 11.2%          | -        | 10.8%           | -        | -                    | -        | -                    | -        |
| <b>SHREVEPORT, LA.</b>                |                 |          |                |          |                 |          |                      |          |                      |          |
|                                       | 1950            | 1952     |                |          |                 |          |                      |          |                      |          |
| Value of lot - City                   | \$ -            | \$ 1,500 | \$ 1,710       | \$ 2,250 | \$ 5,480        | \$ 5,500 | \$ 1,540             | \$ 2,400 | \$ 1,540             | \$ 2,400 |
| Ditto - Suburbs                       | -               | -        | 1,410          | 3,850    | -               | -        | -                    | -        | 1,140                | 1,750    |
| Value of lot & house with basement    | -               | -        | 10,425         | -        | 10,030          | 10,400   | 13,340               | 12,500   | 10,000               | 11,000   |
| Ditto - Suburbs                       | -               | -        | 9,190          | -        | 9,850           | 10,000   | -                    | -        | 9,410                | 10,500   |
| Value of lot & house without basement | -               | -        | -              | -        | -               | -        | -                    | -        | -                    | -        |
| Ditto - Suburbs                       | -               | -        | -              | -        | -               | -        | -                    | -        | -                    | -        |
| Monthly rent - City                   | 100             | -        | 110            | -        | 100             | -        | 130                  | -        | 80                   | -        |
| Ditto - Suburbs                       | -               | -        | 85             | -        | 80              | -        | -                    | -        | 70                   | -        |
| Taxes, tenant occupied - City         | 147             | -        | 190            | -        | 135             | -        | 180                  | -        | 200                  | -        |
| Ditto - Suburbs                       | -               | -        | 72             | -        | 125             | -        | -                    | -        | 165                  | -        |
| Taxes, owner occupied - City          | 147             | -        | 190            | -        | 135             | -        | 180                  | -        | 200                  | -        |
| Ditto - Suburbs                       | -               | -        | 72             | -        | 125             | -        | -                    | -        | 165                  | -        |
| Value 7 times monthly rent            | 100             | -        | 97             | -        | 104             | -        | 83                   | -        | 139                  | -        |
| Ditto - Suburbs                       | -               | -        | 51             | -        | 51              | -        | 11                   | -        | 150                  | -        |
| Annual rent as % of value             | 12.08%          | -        | 12.4%          | -        | 11.5%           | -        | 14.4%                | -        | 8.7%                 | -        |
| Ditto - Suburbs                       | -               | -        | 11.2%          | -        | 10.8%           | -        | -                    | -        | -                    | -        |
| <b>SIoux CITY, IOWA</b>               |                 |          |                |          |                 |          |                      |          |                      |          |
|                                       | 1950            | 1952     |                |          |                 |          |                      |          |                      |          |
| Value of lot - City                   | \$ -            | \$ 1,500 | \$ 1,710       | \$ 2,250 | \$ 5,480        | \$ 5,500 | \$ 1,540             | \$ 2,400 | \$ 1,540             | \$ 2,400 |
| Ditto - Suburbs                       | -               | -        | 1,410          | 3,850    | -               | -        | -                    | -        | 1,140                | 1,750    |
| Value of lot & house with basement    | -               | -        | 10,425         | -        | 10,030          | 10,400   | 13,340               | 12,500   | 10,000               | 11,000   |
| Ditto - Suburbs                       | -               | -        | 9,190          | -        | 9,850           | 10,000   | -                    | -        | 9,410                | 10,500   |
| Value of lot & house without basement | -               | -        | -              | -        | -               | -        | -                    | -        | -                    | -        |
| Ditto - Suburbs                       | -               | -        | -              | -        | -               | -        | -                    | -        | -                    | -        |
| Monthly rent - City                   | 100             | -        | 110            | -        | 100             | -        | 130                  | -        | 80                   | -        |
| Ditto - Suburbs                       | -               | -        | 85             | -        | 80              | -        | -                    | -        | 70                   | -        |
| Taxes, tenant occupied - City         | 147             | -        | 190            | -        | 135             | -        | 180                  | -        | 200                  | -        |
| Ditto - Suburbs                       | -               | -        | 72             | -        | 125             | -        | -                    | -        | 165                  | -        |
| Taxes, owner occupied - City          | 147             | -        | 190            | -        | 135             | -        | 180                  | -        | 200                  | -        |
| Ditto - Suburbs                       | -               | -        | 72             | -        | 125             | -        | -                    | -        | 165                  | -        |
| Value 7 times monthly rent            | 100             | -        | 97             | -        | 104             | -        | 83                   | -        | 139                  | -        |
| Ditto - Suburbs                       | -               | -        | 51             | -        | 51              | -        | 11                   | -        | 150                  | -        |
| Annual rent as % of value             | 12.08%          | -        | 12.4%          | -        | 11.5%           | -        | 14.4%                | -        | 8.7%                 | -        |
| Ditto - Suburbs                       | -               | -        | 11.2%          | -        | 10.8%           | -        | -                    | -        | -                    | -        |

# COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A RANCH HOUSE

|                                       | SIOUX FALLS, S.D. |          | SOMERVILLE, MASS. |          | SOUTH BEND, IND. |          | SPOKANE, WASH. |          | SPRINGFIELD, ILL. |          |
|---------------------------------------|-------------------|----------|-------------------|----------|------------------|----------|----------------|----------|-------------------|----------|
|                                       | 1950              | 1952     | 1950              | 1952     | 1950             | 1952     | 1950           | 1952     | 1950              | 1952     |
| Value of lot - City                   | \$ -              | \$ 1,800 | \$ -              | \$ 1,000 | \$ 2,410         | \$ 2,500 | \$ 1,000       | \$ 1,250 | \$ 1,860          | \$ 2,500 |
| Ditto - Suburbs                       | -                 | 800      | -                 | 800      | 1,430            | 1,500    | 850            | 1,500    | 1,120             | 1,500    |
| Value of lot & house with basement    | -                 | 14,500   | -                 | 15,000   | 13,110           | 14,250   | 11,080         | 12,500   | 17,250            | 20,500   |
| Ditto - Suburbs                       | -                 | 14,000   | -                 | 14,000   | 12,420           | 13,900   | 11,000         | 11,500   | 14,800            | 17,250   |
| Value of lot & house without basement | -                 | 12,750   | -                 | -        | 11,800           | 12,850   | 10,740         | -        | 13,870            | 16,750   |
| Ditto - Suburbs                       | -                 | 11,250   | -                 | -        | 10,200           | 11,475   | -              | -        | 13,120            | 15,500   |
| Monthly rent - City                   | -                 | 112      | -                 | 100      | 97               | -        | -              | -        | -                 | 125      |
| Ditto - Suburbs                       | -                 | 75       | -                 | 100      | 86               | -        | -              | -        | -                 | 100      |
| Taxes, tenant occupied - City         | -                 | 200      | -                 | -        | 140              | -        | -              | 157      | -                 | 225      |
| Ditto - Suburbs                       | -                 | 75       | -                 | -        | 81               | -        | -              | 95       | -                 | 85       |
| Taxes, owner occupied - City          | -                 | 200      | -                 | -        | 140              | -        | -              | 157      | -                 | 225      |
| Ditto - Suburbs                       | -                 | 75       | -                 | -        | 81               | -        | -              | 95       | -                 | 85       |
| Value 7 times monthly rent            | -                 | 120      | -                 | 130      | 147              | -        | -              | 139      | -                 | 164      |
| Ditto - Suburbs                       | -                 | 172      | -                 | 140      | 155              | -        | -              | 125      | -                 | 125      |
| Annual rent as % of value             | -                 | 9.3%     | -                 | 6.0%     | 8.7%             | -        | -              | 8.6%     | -                 | 7.1%     |
| Ditto - Suburbs                       | -                 | 6.9%     | -                 | 6.6%     | 8.0%             | -        | -              | 8.4%     | -                 | 7.0%     |

|                                       | SPRINGFIELD, MASS. |          | SPRINGFIELD, MO. |          | SPRINGFIELD, OHIO |          | STAMFORD, CONN. |          | STOCKTON, CALIF. |          |
|---------------------------------------|--------------------|----------|------------------|----------|-------------------|----------|-----------------|----------|------------------|----------|
|                                       | 1950               | 1952     | 1950             | 1952     | 1950              | 1952     | 1950            | 1952     | 1950             | 1952     |
| Value of lot - City                   | \$ 1,270           | \$ 1,500 | \$ -             | \$ 1,800 | \$ 1,390          | \$ 2,250 | \$ -            | \$ 2,500 | \$ 1,720         | \$ 1,800 |
| Ditto - Suburbs                       | 800                | 1,000    | -                | 1,200    | 700               | 1,000    | -               | 1,750    | 1,580            | 1,650    |
| Value of lot & house with basement    | 11,750             | 15,000   | -                | 12,000   | 11,280            | 16,500   | -               | 12,500   | -                | -        |
| Ditto - Suburbs                       | 11,750             | 15,000   | -                | 11,900   | 10,800            | 15,500   | -               | 12,000   | 1,980            | 8,000    |
| Value of lot & house without basement | -                  | -        | -                | 11,500   | 10,800            | 15,500   | -               | 12,500   | 1,800            | 8,000    |
| Ditto - Suburbs                       | -                  | -        | -                | 10,000   | 10,260            | 15,000   | -               | 12,000   | -                | -        |
| Monthly rent - City                   | -                  | 112      | -                | 80       | 100               | -        | -               | 100      | -                | 65       |
| Ditto - Suburbs                       | -                  | 112      | -                | 75       | 100               | -        | -               | 112      | -                | 65       |
| Taxes, tenant occupied - City         | -                  | 346      | -                | 110      | 176               | -        | -               | 235      | -                | 210      |
| Ditto - Suburbs                       | -                  | 135      | -                | 110      | 176               | -        | -               | 235      | -                | 175      |
| Taxes, owner occupied - City          | -                  | 346      | -                | 110      | 176               | -        | -               | 235      | -                | 210      |
| Ditto - Suburbs                       | -                  | 253      | -                | 80       | 146               | -        | -               | 200      | -                | 175      |
| Value 7 times monthly rent            | -                  | 134      | -                | 130      | 165               | -        | -               | 135      | -                | 125*     |
| Ditto - Suburbs                       | -                  | 134      | -                | 147      | 155               | -        | -               | 125      | -                | 125*     |
| Annual rent as % of value             | -                  | 9.0%     | -                | 6.0%     | 7.3%              | -        | -               | 6.9%     | -                | 9.8%*    |
| Ditto - Suburbs                       | -                  | 9.0%     | -                | 6.2%     | 7.7%              | -        | -               | 9.6%     | -                | 9.8%*    |

|                                       | SYRACUSE, N.Y. |          | TACOMA, WASH. |          | TAMPA, FLA. |          | TERRE HAUTE, IND. |          | TOLEDO, OHIO |          |
|---------------------------------------|----------------|----------|---------------|----------|-------------|----------|-------------------|----------|--------------|----------|
|                                       | 1950           | 1952     | 1950          | 1952     | 1950        | 1952     | 1950              | 1952     | 1950         | 1952     |
| Value of lot - City                   | \$ 1,600       | \$ 1,800 | \$ -          | \$ 1,750 | \$ -        | \$ 2,500 | \$ 1,550          | \$ 1,500 | \$ 2,375     | \$ 2,000 |
| Ditto - Suburbs                       | 1,400          | 1,400    | -             | 1,100    | -           | 1,000    | 1,200             | 1,250    | 1,980        | 2,500    |
| Value of lot & house with basement    | 16,375         | 19,000   | -             | 16,000   | -           | -        | 14,940            | 15,000   | 15,150       | 18,750   |
| Ditto - Suburbs                       | 16,625         | 18,000   | -             | 15,000   | -           | 11,000   | 13,440            | 14,000   | 14,750       | 18,250   |
| Value of lot & house without basement | -              | -        | -             | 15,000   | -           | 11,000   | 13,440            | 14,000   | 13,740       | 17,000   |
| Ditto - Suburbs                       | -              | -        | -             | 14,000   | -           | 11,000   | 12,940            | 13,000   | 13,240       | 16,500   |
| Monthly rent - City                   | -              | 125      | -             | 90       | -           | 95       | -                 | 125      | -            | 120      |
| Ditto - Suburbs                       | -              | 125      | -             | 85       | -           | 95       | -                 | 115      | -            | 115      |
| Taxes, tenant occupied - City         | -              | 282      | -             | 120      | -           | 300      | -                 | 320      | -            | 300      |
| Ditto - Suburbs                       | -              | 240      | -             | 80       | -           | 180      | -                 | 165      | -            | 180      |
| Taxes, owner occupied - City          | -              | 292      | -             | 60       | -           | 60       | -                 | 230      | -            | 300      |
| Ditto - Suburbs                       | -              | 240      | -             | 80       | -           | 35       | -                 | 180      | -            | 180      |
| Value 7 times monthly rent            | -              | 144      | -             | 176      | -           | 116*     | -                 | 180      | -            | 144      |
| Ditto - Suburbs                       | -              | 144      | -             | 107      | -           | 119*     | -                 | 140      | -            | 159      |
| Annual rent as % of value             | -              | 8.3%     | -             | 6.6%     | -           | 10.4%    | -                 | 10.0%    | -            | 8.3%     |
| Ditto - Suburbs                       | -              | 8.3%     | -             | 7.2%     | -           | 10.4%    | -                 | 8.6%     | -            | 7.6%     |

\* Relationship to lot without basement.

# COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A RANCH HOUSE

TOPEKA, KANS.

TRENTON, N.J.

TROY, N. Y.

TUCSON, ARIZ.

TULSA, OKLA.

|                                       | 1950     | 1952     | 1950     | 1952     | 1950     | 1952     | 1950     | 1952     | 1950     | 1952     |
|---------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Value of lot - City                   | \$ 1,200 | \$ 2,500 | \$ 1,200 | \$ 2,500 | \$ 1,200 | \$ 2,500 | \$ 1,200 | \$ 2,500 | \$ 1,200 | \$ 2,500 |
| Ditto - Suburbs                       | 1,200    | 2,500    | 1,200    | 2,500    | 1,200    | 2,500    | 1,200    | 2,500    | 1,200    | 2,500    |
| Value of lot & house with basement    | 10,300   | 13,750   | 13,550   | 15,500   | 13,750   | 15,500   | 13,750   | 15,500   | 13,750   | 15,500   |
| Ditto - Suburbs                       | 9,740    | 13,000   | 13,550   | 15,500   | 13,750   | 15,500   | 13,750   | 15,500   | 13,750   | 15,500   |
| Value of lot & house without basement | 9,360    | 12,500   | 12,680   | 14,500   | 12,680   | 14,500   | 12,680   | 14,500   | 12,680   | 14,500   |
| Ditto - Suburbs                       | 8,990    | 12,000   | 12,680   | 14,500   | 12,680   | 14,500   | 12,680   | 14,500   | 12,680   | 14,500   |
| Monthly rent - City                   | 125      | 125      | 125      | 125      | 125      | 125      | 125      | 125      | 125      | 125      |
| Ditto - Suburbs                       | 115      | 115      | 125      | 125      | 125      | 125      | 125      | 125      | 125      | 125      |
| Taxes, tenant occupied - City         | 200      | 252      | 252      | 360      | 252      | 360      | 252      | 360      | 252      | 360      |
| Ditto - Suburbs                       | 150      | 263      | 252      | 360      | 252      | 360      | 252      | 360      | 252      | 360      |
| Taxes, owner occupied - City          | 200      | 292      | 292      | 360      | 292      | 360      | 292      | 360      | 292      | 360      |
| Ditto - Suburbs                       | 150      | 283      | 292      | 360      | 292      | 360      | 292      | 360      | 292      | 360      |
| Value 7 times monthly rent            | 110      | 124      | 124      | 110      | 110      | 110      | 110      | 110      | 110      | 110      |
| Ditto - Suburbs                       | 110      | 110      | 124      | 110      | 110      | 110      | 110      | 110      | 110      | 110      |
| Annual rent as % of value             | 10.9%    | 9.7%     | 9.7%     | 10.9%    | 10.9%    | 10.9%    | 10.9%    | 10.9%    | 10.9%    | 10.9%    |
| Ditto - Suburbs                       | 10.9%    | 9.7%     | 9.7%     | 10.9%    | 10.9%    | 10.9%    | 10.9%    | 10.9%    | 10.9%    | 10.9%    |
| Value of lot - City                   | \$ 1,500 | \$ 1,500 | \$ 1,500 | \$ 1,500 | \$ 1,500 | \$ 1,500 | \$ 1,500 | \$ 1,500 | \$ 1,500 | \$ 1,500 |
| Ditto - Suburbs                       | 1,500    | 1,500    | 1,500    | 1,500    | 1,500    | 1,500    | 1,500    | 1,500    | 1,500    | 1,500    |
| Value of lot & house with basement    | 14,000   | 15,500   | 14,000   | 15,500   | 14,000   | 15,500   | 14,000   | 15,500   | 14,000   | 15,500   |
| Ditto - Suburbs                       | 13,500   | 14,500   | 13,500   | 14,500   | 13,500   | 14,500   | 13,500   | 14,500   | 13,500   | 14,500   |
| Value of lot & house without basement | 13,000   | 13,500   | 12,900   | 13,750   | 12,900   | 13,750   | 12,900   | 13,750   | 12,900   | 13,750   |
| Ditto - Suburbs                       | 12,500   | 13,250   | 12,400   | 13,250   | 12,400   | 13,250   | 12,400   | 13,250   | 12,400   | 13,250   |
| Monthly rent - City                   | 125      | 125      | 125      | 125      | 125      | 125      | 125      | 125      | 125      | 125      |
| Ditto - Suburbs                       | 125      | 125      | 125      | 125      | 125      | 125      | 125      | 125      | 125      | 125      |
| Taxes, tenant occupied - City         | 358      | 420      | 420      | 515      | 358      | 420      | 358      | 420      | 358      | 420      |
| Ditto - Suburbs                       | 175      | 215      | 420      | 515      | 175      | 215      | 175      | 215      | 175      | 215      |
| Taxes, owner occupied - City          | 358      | 420      | 420      | 515      | 358      | 420      | 358      | 420      | 358      | 420      |
| Ditto - Suburbs                       | 175      | 215      | 420      | 515      | 175      | 215      | 175      | 215      | 175      | 215      |
| Value 7 times monthly rent            | 112      | 124      | 124      | 112      | 112      | 112      | 112      | 112      | 112      | 112      |
| Ditto - Suburbs                       | 108      | 124      | 124      | 108      | 108      | 108      | 108      | 108      | 108      | 108      |
| Annual rent as % of value             | 10.7%    | 11.4%    | 11.4%    | 10.7%    | 10.7%    | 10.7%    | 10.7%    | 10.7%    | 10.7%    | 10.7%    |
| Ditto - Suburbs                       | 11.1%    | 11.4%    | 11.4%    | 11.1%    | 11.1%    | 11.1%    | 11.1%    | 11.1%    | 11.1%    | 11.1%    |
| Value of lot - City                   | \$ 2,320 | \$ 2,500 | \$ 2,320 | \$ 2,500 | \$ 2,320 | \$ 2,500 | \$ 2,320 | \$ 2,500 | \$ 2,320 | \$ 2,500 |
| Ditto - Suburbs                       | 2,480    | 2,500    | 2,480    | 2,500    | 2,480    | 2,500    | 2,480    | 2,500    | 2,480    | 2,500    |
| Value of lot & house with basement    | 12,910   | 15,750   | 12,910   | 15,750   | 12,910   | 15,750   | 12,910   | 15,750   | 12,910   | 15,750   |
| Ditto - Suburbs                       | 11,890   | 14,500   | 11,890   | 14,500   | 11,890   | 14,500   | 11,890   | 14,500   | 11,890   | 14,500   |
| Value of lot & house without basement | 11,480   | 14,000   | 11,480   | 14,000   | 11,480   | 14,000   | 11,480   | 14,000   | 11,480   | 14,000   |
| Ditto - Suburbs                       | 10,450   | 13,750   | 10,450   | 13,750   | 10,450   | 13,750   | 10,450   | 13,750   | 10,450   | 13,750   |
| Monthly rent - City                   | 112      | 107      | 107      | 112      | 112      | 107      | 112      | 107      | 112      | 107      |
| Ditto - Suburbs                       | 87       | 87       | 100      | 75       | 87       | 87       | 100      | 75       | 87       | 87       |
| Taxes, tenant occupied - City         | 150      | 180      | 180      | 250      | 150      | 180      | 150      | 250      | 150      | 250      |
| Ditto - Suburbs                       | 80       | 90       | 180      | 250      | 80       | 90       | 180      | 250      | 80       | 90       |
| Taxes, owner occupied - City          | 150      | 180      | 180      | 250      | 150      | 180      | 150      | 250      | 150      | 250      |
| Ditto - Suburbs                       | 80       | 90       | 180      | 250      | 80       | 90       | 180      | 250      | 80       | 90       |
| Value 7 times monthly rent            | 141      | 141      | 108      | 110%     | 141      | 141      | 108      | 110%     | 141      | 141      |
| Ditto - Suburbs                       | 147      | 147      | 110      | 110%     | 147      | 147      | 110      | 110%     | 147      | 147      |
| Annual rent as % of value             | 8.3%     | 8.3%     | 11.4%    | 10.9%    | 8.3%     | 8.3%     | 11.4%    | 10.9%    | 8.3%     | 8.3%     |
| Ditto - Suburbs                       | 7.2%     | 7.2%     | 10.9%    | 10.9%    | 7.2%     | 7.2%     | 10.9%    | 10.9%    | 7.2%     | 7.2%     |



COMPARISON OF VARIATIONS IN COSTS, RENTS AND TAXES FOR A RANCH HOUSE

|                                       | WINSTON-SALEM, N.C. | WORCESTER, MASS. | YONKERS, N.Y. | YORK, PA. | YOUNGSTOWN, OHIO |
|---------------------------------------|---------------------|------------------|---------------|-----------|------------------|
|                                       | 1950                | 1950             | 1950          | 1950      | 1950             |
|                                       | \$ 1,250            | \$ 1,250         | \$ 1,250      | \$ 1,250  | \$ 1,250         |
|                                       | 1,180               | 1,250            | 1,100         | 1,250     | 1,100            |
| Value of lot - City                   |                     |                  |               |           |                  |
| Ditto - Suburbs                       |                     |                  |               |           |                  |
| Value of lot & house with basement    | 14,170              | 15,000           | 13,300        | 17,500    | 12,570           |
| Ditto - Suburbs                       | 14,170              | 15,000           | 12,200        | 13,500    | 12,570           |
| Value of lot & house without basement | 11,800              | 12,500           | 11,000        | 14,500    | 12,150           |
| Ditto - Suburbs                       | 11,800              | 12,500           | 9,500         | 13,000    | 12,150           |
| Monthly rent - City                   |                     |                  |               |           |                  |
| Ditto - Suburbs                       |                     |                  |               |           |                  |
| Taxes, tenant occupied - City         |                     |                  |               |           |                  |
| Ditto - Suburbs                       |                     |                  |               |           |                  |
| Taxes, owner occupied - City          |                     |                  |               |           |                  |
| Ditto - Suburbs                       |                     |                  |               |           |                  |
| Value 7 times monthly rent            |                     |                  |               |           |                  |
| Ditto - Suburbs                       |                     |                  |               |           |                  |
| Annual rent as % of value             |                     |                  |               |           |                  |
| Ditto - Suburbs                       |                     |                  |               |           |                  |

(cont. from page 453)

In compiling the results, we have given separate figures on taxes for owner occupancy and tenant occupancy for those cities in which some form of home-stead tax exemption exists.

All replies for each city were averaged with the exception of an occasional answer which was badly out of line with all of the other replies received. Throwing out these erratic answers made it impossible for any individual to affect the final result.

It is realized that in some cities the averages obviously indicate that the persons filling out the questionnaire did not have the same conception of the house we pictured and described as did those in other communities. As a rule, however, in most cities the opinions of the various persons who answered our questionnaire were not too badly at variance. On the whole it seems to us that the replies we have tabulated here are fairly reasonable.

From other material in our files, our statistical department has computed an estimate of the value of the house and lot for each of these cities for the year 1950. This should make possible some idea of the trends in the various cities.

It is quite interesting to compare the results of this ranch-type house with the report on the two-story standard six-room frame house which we published on June 16, 1952. It will be noticed, for instance, that on the average in the United States the two-story, six-room frame house rents annually for 8.4% of its value, while the ranch house rents for 9%, and without basement, in the suburban areas, for 10%. This apparently reflects the preference of the general public for the ranch-type house in most new developments.

The ranch-type house described in our plans and specifications cost about \$5,000 less in the average city than the two-story frame used in the June study.